

FOR SALE \$750,000

504 Laconia Road
Tilton



Rental Income - Route 3, Tilton

Restaurant Building – 5,786+/- SF

- 99 Seating Capacity w/ ADA Access & Restrooms
- Mahogany Bar & Flooring
- Partially Finished 2nd Story
- Fire Alarm System
- 12 FT & 8 Ft Ansul System, 12 FT Walk-In Refrigerator, 3 Bay Sink, Dishwasher and more

Lochmere
Community
Water &
Sewer

Barn – 1,808+/- SF

- Currently on Stilts (moved from other side of property)
- Partially Finished

Mixed
Use
Zoning

House (2 Apartments) – 2,622+/- SF

- Unit A-1 - 3 Bedroom, 2 Bath
- Unit B-2 – 1 Bedroom, 1 Bath

Offered By:
Kevin Sullivan
Sales Associate

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WEEKS
COMMERCIAL



Co-Listed By:
Lynn O'Connor
Sales Associate

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350 Court Street
Laconia, NH 03246

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Excellent commercial opportunity located on Route 3 in Tilton, just a short distance from Exit 20. 2.41+/- acre lot, mostly level with 200+/- feet of frontage make this property stand out. Great for end user/investor.

The main building is 5,786+/- SF and was the home of the successful Shiloh's Restaurant. Many of the major kitchen components are still present – 12 Ft & 8 Ft Hood with Ansul System, dishwasher, 3 bay sink, 12 Ft Walk-In refrigerator and much more. The restaurant is air conditioned and ADA accessible. Multiple heating zones with FHA/Natural Gas. Above is a partially finished 2nd floor space which could make a great apartment with town approval. Restaurant was bringing in over \$35,000/yr. rental income when leased to Shiloh's.

The barn was moved and is presently not on a permanent foundation. This could be moved and sold or pour a foundation and finish the project. Currently, there is no electricity connected. The barn needs renovation but has the potential to be used as a retail/office space for rental income.

The 2,622+/- SF home is currently divided in 2 separate rental apartments. Unit A-1 is 3 bedroom and 2 baths; Unit B-2 is 1 bedroom and 1 bath. Rental income averages \$24,000/yr.

The property has Lochmere Water & Sewer with separate meters for the restaurant building and the house. Mixed Use zoning allows for a variety of uses. A must-see property to understand the income potential! Traffic counts of over 17,000+/- cars a day will get your business noticed!





***Large/Level
Parking Lot***

***Mahogany Floors
& Bar***



***99
Seating Capacity***

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***ADA
Accessible &
Bathrooms***

***Electric Heat
In Booths
w/Thermostats***



***Dishwasher &
3 Bay Sink***

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***12 FT & 8 FT
Ansul System***



***12 FT
Walk-In
Refrigeration***



***6 FT x 8 FT
Overhead door in
Basement***

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***2nd Floor
Open Space***

***Partially
Sheetrocked &
Insulated***



2 Unit House

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***30 FT x 40 FT
Raised Barn***

***1st Floor –
Partial Floor***



***Partially Finished
2nd Story***

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PROPERTY DETAILS

SITE DATA	
Zoning	Mixed Use
Traffic Count	17,000+/- Cars Daily
Parking Spaces	20 +/- Spaces - Gravel

SERVICE DATA	
Heat	Restaurant - Natural Gas/FHA & Electric Baseboard (In Booths) House – Natural Gas FHA & Unit Heater & Woodstove
A/C	Dining Room/Bar
Water	Lochmere Village
Sewer	Lochmere Village (Apt B-2 bathroom only on private septic)

TAX DATA	
Taxes	\$14,631
Tax Year	2019
Tax Map/Lot No.	Map R10 Lot 7
Current Tax Rate/1000	\$19.61
Land Assessment	\$130,500
House Building Assessment	\$194,600
Restaurant Building Assessment	\$400,800
Extra Features	\$20,200
Total Assessed Value	\$746,100

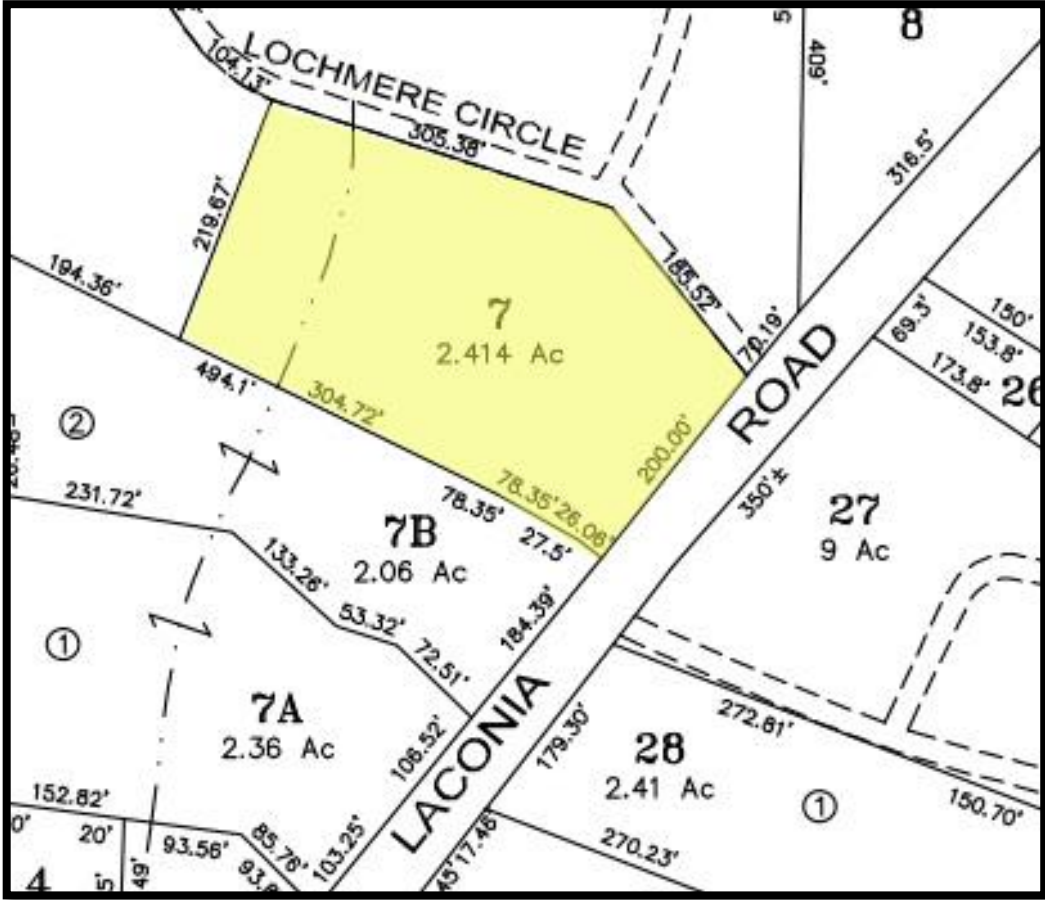
PROPERTY DATA	
Lot Size	2.41+- Acres
Frontage	200+/- Ft. on Route 3/Laconia Rd.
Number of Buildings	3
Restaurant Building SF	5,786+/- SF
House Building SF	2,622+/- SF
Barn Building SF	1,808+/- SF

CONSTRUCTION	
Exterior	Mixed
Roof Type	Metal on Restaurant & Barn - Asphalt Shingles on House
Foundation	Concrete Slab
Year Built	2005 - Restaurant 1960 – House

OTHER DATA	
Deed Reference	Book 0226 / Page 0288

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TAX MAP



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GOOGLE MAP



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PERMITTED USES

CHART OF PERMITTED USES

ARTICLE VI / APPENDIX B

REVISION: 3/12/19

VR: VILLAGE RESIDENTIAL * MU: MIXED USE * MR: MEDIUM RESIDENTIAL
 RA: RURAL AGRICULTURAL * DN: DOWNTOWN * RG: REGIONAL COMMERCIAL
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	VR	MU	MR	RA	DN	RG	RC	GC	IN
I. PRINCIPAL USES									
A. RESIDENTIAL									
1. Single Family	P	P	P	P	N	N	P	N	N
2. Apartments & Condominiums	P	P	N	N	P	N	N	N	N
3. Multi-Family	N	N	N	N	P	N	N	N	N
4. Rooming House	P	P	N	N	P	N	P	N	N
5. Manufactured Housing Parks & Subdivisions	N	N	N	P	N	N	N	N	N
6. Cluster Development	N	N	P	P	N	N	P	N	N
7. Conversion of an Existing Residential Structure to Multiple Dwelling Units	P	S	N	N	P	N	N	N	N
8. Accessory Dwelling Unit									
a. Attached	P	P	P	P	N	N	P	N	N
b. Detached	S	S	S	S	N	N	S	N	N
B. PUBLIC & INSTITUTIONAL									
1. Churches	P	P	S	N	P	N	P	P	N
2. Schools									
a. Elementary	P	P	P	N	N	N	S	N	N
b. Secondary	P	P	P	N	N	N	S	N	N
c. Trade or Vocational	S	P	N	N	S	N	S	P	P
d. College/University	N	P	N	N	N	N	S	P	N
3. Hospital/Sanitarium	N	P	N	N	N	N	S	P	N
4. Nursing Home	S	P	S	N	P	N	S	P	N
5. Child Day Care Facility	S	S	S	P	N	S	P	P	S
6. Residential Care Facility	S	P	S	N	P	N	P	P	S
7. Library/Museum	P	P	N	S	P	N	P	P	N
8. Social, Fraternal Clubs & Lodges	N	P	N	N	P	N	P	P	S
9. Municipal/Public Works Facility	S	S	S	S	P	P	P	P	P
10. Cemetery	N	P	P	P	N	N	N	N	N
11. Essential Public Utilities & Appurtenances	S	S	S	S	P	P	P	P	P
12. Communication Towers/Antennas	N	N	N	S	N	N	N	N	S
C. RECREATION & ENTERTAINMENT									
1. Municipally Owned Recreational Facilities	S	S	S	P	P	P	P	P	N
2. Privately Owned Outdoor Recreational Facility	S	S	S	P	N	S	P	S	N
3. Indoor Commercial Recreation/Amusement Facilities	N	S	N	N	S	S	P	S	N
4. Movie Theater/Concert Hall	N	N	N	N	P	P	P	P	N
5. Campgrounds/Youth Camps	N	N	S	S	N	N	P	N	N
6. Recreational Vehicle Park	N	N	N	S	N	N	P	N	N
7. Sales & Rental of Boats & Watercraft Including Service and Repairs	N	S	N	N	N	N	S	N	N
8. Marina	N	S	N	N	N	N	S	N	N

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D. OFFICES									
1. General Professional Business, Financial or Government Offices	N	P	N	N	P	P	P	P	P
2. Medical Dental or Health Service Office or Clinic	N	P	N	N	P	P	P	P	S
3. Bank	N	P	N	N	P	P	P	P	S

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E. COMMERCIAL									
1. Retail Sales, Rental or Distribution of Goods & Merchandise									
a. Fully Enclosed Within a Building, and Occupying less than 3,000 sq. ft. Floor Area	N	P	N	N	P	S	P	P	S
b. Fully Enclosed Within a Building Greater than 3,000 sq. ft. Floor Area	N	S	N	N	P	P	S	P	S
c. Outdoor Display	N	P	N	N	P	P	P	P	S
d. Outdoor Storage of Merchandise	N	P	N	N	N	P	P	P	S
e. Permanent Storage Trailer/Container	N	S	N	S	N	S	S	S	S
2. Personal Business Services									
a. Fully Enclosed Within a Building and Occupying Less than 3,000 sf Floor Area	N	P	N	N	P	P	P	P	S
b. Fully Enclosed Within a Building with a Floor Area 3,000 sf or Greater	N	N	N	N	P	P	N	P	S
3. Small-scale manufacturing	N	S	N	S	P	P	P	P	P
4. Sexually Oriented Business	N	N	N	N	N	N	N	N	S
5. Hotels, Motels, Inns	N	N	N	N	P	P	P	N	S
6. Veterinary Facilities	N	S	N	S	N	N	N	P	S
7. Commercial Kennels	N	N	N	S	N	N	S	P	S
8. Mortuary and Funeral Homes	N	P	N	N	P	N	N	P	S
9. Flea Markets	N	P*	N	N	N	P	P	P	N
10. Self Storage Facilities	N	S	N	N	N	P	S	P	P

* Along Route 3/11 Only

	VR	MU	MR	RA	DN	RG	RC	GC	IN
F. RESTAURANTS									
1. Within a Fully Enclosed Structure with No Drive-in Service, No Carry Out Service, or No Delivery Service	N	S	N	N	P	P	P	P	N
2. Fully Enclosed Within a Fully Enclosed Structure with Carry-out and Delivery but No Drive-in Service	N	S	N	N	P	P	P	P	N
3. With No Limitations on Type of Service	N	P*	N	N	S	P	P	P	N

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G. AUTOMOTIVE & TRANSPORTATION									
1. Motor Vehicles Sales and Rental	N	N	N	N	N	P	N	P	N
2. Sales and Installation of Vehicle Parts and Accessories	N	N	N	N	N	P	N	P	N
3. Motor Vehicle Repairs and Maintenance	N	N	N	N	S	P	N	P	N
4. Gasoline Sales	N	N	N	N	P	P	N	P	N
5. Care Wash	N	N	N	N	N	P	N	P	N
6. Commercial Parking Lot or Garage	N	N	N	N	P	P	P	P	P
7. Motor or Rail Freight Terminal	N	N	N	N	N	N	N	N	P
8. Bus or Train Station	N	N	N	N	P	P	P	N	N
9. Recreational Vehicles & Camping Trailers Including Servicing and Repairs	N	N	N	N	N	S	S	S	N
10. Aviation Field	N	N	S	S	N	S	S	S	S
H. INDUSTRIAL									
1. Manufacturing, Processing, Repairing, Assembling of Goods and Merchandise (Research & Development)									
a. Industry Heavy	N	N	N	N	N	N	N	N	P
b. Industry Light	N	N	N	N	N	S	N	S	P
2. Warehousing and Storage of Non-Flammable, Non-Explosive Goods									
a. Industry Heavy	N	N	N	N	N	N	N	N	P
b. Industry Light	N	N	N	N	N	N	N	S	P
3. Bulk Storage of Fuel, Chemicals, or Flammable Materials	N	N	N	N	N	N	N	N	S
4. Sale of Construction Equipment and or/ Materials with Out door Display and Storage.									
a. Industrial Heavy	N	N	N	N	N	N	N	S	P
b. Industrial Light	N	N	N	N	N	N	N	S	P
5. Materials Recycling Center, Salvage Yard and Junk Yard	N	N	N	N	N	N	N	N	S
6. Removal, Excavation and Processing of Earth Materials	N	N	N	N	N	N	N	N	S
7. Accessory Salesroom	N	N	N	N	N	N	N	S	P
I. AGRICULTURAL									
1. Farming and Agricultural Operations									
a. Agricultural (Commercial)	P	N	P	P	N	N	P	P	N
b. Horticultural (Greenhouse/ Nursery)	P	P	P	P	P	P	P	P	P
c. Livestock (Commercial)	N	N	S	P	N	N	S	S	S
2. Silvicultural Operation (forestry)	P	P	P	P	N	P	P	P	P
3. Stables and Equestrian Facilities	S	S	S	P	N	S	S	S	S
4. Commercial Greenhouses/ Warehouse For Wholesale and Retail Sales	N	N	S	P	N	S	P	P	N

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II. ACCESSORY USES											
A. RESIDENTIAL											
1. Home Business	P	P	P		P	N	N		P	P	N
2. Home Occupation	P	P	P		P	P	P		P	P	N
3. Day Care											
a. With Up to 6 Children	S	S	S		S	N	S		S	S	S
b. Over 6 Children	N	S	N		N	N	N		S	N	S
4. Use of a Portion of a Dwelling or accessory Building in Conjunction with an Off-Premise Occupation	S	S	S		S	S	S		S	S	S
5. Outdoor Storage of One Commercial Vehicle	P	P	P		P	N	N		N	N	N
6. Outdoor Storage of a Boat, Recreational Vehicle, or Camping Trailer	P	P	P		P	S	P		P	P	P
7. Garage, Carport, or Parking Space for Use by Residents of the Premises	P	P	P		P	P	P		P	P	P
8. Accessory Structures and Facilities Including Tool Sheds, Greenhouses, Swimming Pools, and Tennis Courts	P	P	P		P	P	P		P	P	P
9. Non-Commercial Raising or Keeping of Livestock	N	S	S		P	N	S		S	S	S
10. Bed and Breakfast Accommodations	S	S	S		S	S	N		S	S	N
B. NON-RESIDENTIAL											
1. Parking Space or Garage for Employees, Visitors, and Customers	S	P	S		S	P	P		P	P	P
2. Cafeterias for Employees	N	P	N		N	P	P		P	P	P
3. Child Car for Employees	N	P	N		N	P	P		P	P	P
4. Recreational and Fitness Facilities for Employees	N	P	N		N	P	P		P	P	P
5. Dwelling Unit for Resident Caretaker or Security Personnel	N	S	S		S	N	N		S	S	P
6. Farm or Roadside Stand	N	S	P		P	N	S		S	S	N
C. SIGNS											
1. Signs	P	P	P		P	P	P		P	P	P

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