

FOR SALE \$250,000

**4,146+/-
SF**



**Easily Sub-Dividable
Into 2 Units**

**12 FT Ceilings
3 Phase Power
2 Finished Offices
Paved Parking for 20+
8 FT x 12 FT Loading Dock
Additional loading dock opening (currently closed up)**

**234 Hill Road
Franklin**



604 Main St., Laconia, NH 03246

www.weekscommercial.com

**Call Steve Weeks Jr.
Broker Associate**

603.528.3388 ext. 301

603.785-5811 (cell)

email: sweeks@weekscommercial.com

NOTICE: The information provided herein is believed to be accurate, but Weeks Commercial, its salespersons and employees do not warrant or guarantee its accuracy in case of error or mistake. Therefore, it is recommended that all information be verified, and that the professional advice of an attorney and/or an accountant be sought before executing any contractual agreement.

PHOTOS



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PROPERTY DETAILS

SITE DATA	
Zoning	R1
TAX DATA	
Taxes	\$4,440
Tax Year	2019
Tax Map/Lot #	Map 93 Lot 1
Current Tax Rate	\$22.47
Total Building Assessment	\$100,500
Land Assessment	\$92,600
Features Assessment	\$4,500
Total Assessed Value	\$197,600
PROPERTY DATA	
Lot Size	1.57+/- Acres
Road Frontage	254+/- FT
Water & Sewer	Private
BUILDING DATA	
Year Built	1960
Building Size	4,146+/- SF
Roof	Membrane
Construction	Block & Steel
Heat	Propane

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GOOGLE EARTH MAP



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TAX MAP



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PERMITTED USES

~ 305-13. Permitted uses and special exceptions.

The permitted uses and special exceptions for each district are shown on the following table entitled "Permitted and Special Exceptions Use Table." Uses given in the following categories shall be according to the common meaning of the term or according to definitions given in Article III.

Uses designated "P" on the table shall be permitted as a matter of right.

Uses designated "SE" shall be permitted only as a special exception granted by the Board of Adjustment in accordance with the provisions of ~ 305-4.

A use with no letter designation shall not be allowed in that district.

**Permitted and Special Exceptions Use Table
Franklin, New Hampshire**

[amended 9-14-1978 by Ord. No. 98-4; 7-1-1996 by Ord. No. 96-5; 12-1-1997 by Ord. No. 97-3; 12-20-2000 by Ord. No. 00-6; 3-1-2004 by Ord. No. 10-04; 2-7-2005 by Ord. No. 07-05; 11-07-2005 by Ord. No. 03-06; 05-01-2006 by Ord. No. 09-06; 11-05-07 by Ord. No. 12-08; 09-12-11 by Ord. No. 06-12; 04-2-12 by Ord. No. 10-12]

District ----->	RR	RS	R-1	R-2	R-3	B-1	B-2	I-1	I-2	C	LP
Residential Uses											
Single-Family Dwelling	P	P	P	P	P	SE				P	P
Two-family dwelling				P	SUP	P	SE				
Multifamily dwelling				SUP	SUP	SUP					
Manufactured Housing (Individual Lots) ¹			P							P	
Manufactured Housing Park & Subdivision ¹			SUP								
Family Apartment	SE	SE	SE	SE	SE	SE				SE	SE
Seasonal Conversion	SE	SE	SE	SE	SE					SE	SE
Bed-and-Breakfast Establishment	SUP		SUP	SUP	SUP	SUP				SUP	SUP
Hotel						P	P				
Cluster Development	SUP		SUP							SUP ²	
COMMERCIAL USES											
Commercial School						P	P				
Funeral Home			SUP	SUP	SUP	P	P				
Home Occupation-						See Section 305-25					
Indoor Recreation and Amusement						SUP	SUP				
Outdoor Recreation										SUP	
Sexually Oriented Business						SUP					
Inside Storage Warehouse						P	P	P	P		
Bulk Fuel Sale and storage						SUP		SUP	SUP		
Motor Vehicle Oriented Business						SUP ⁵		SUP			
Outside Storage						SUP ⁶	SUP	P ⁷	P		
Personal and Professional Service						P	P	P	P		
Personal Convenience Service						P	P				
Tattoo Parlor/Body Piercing Parlor						P					
Restaurant/Eating & Drinking Establishment						P	P	SUP			
Retail Business						P	P				
Shopping Center						P					
Wireless Communications Facility (Amended 5-1-06 by Ord. No. 00-06)	SUP					SUP	SUP	SUP	SUP	SUP	
INDUSTRIAL USES											
Gravel Pit								SE		SE	
Manufacturing/Heavy Industry								P			
Light Industry						SUP	SUP	P	P		
Supply Yard						SUP	SUP	SUP			

District ----->	RR	RS	R-1	R-2	R-3	B-1	B-2	I-1	I-2	C	LP
PUBLIC/INSTITUTIONAL USES											
Day-Care Center	SE ⁴		SE ⁴	SE ⁴	SE ⁴	SE ⁴	SE ⁴	P ³ /SUP	P ³ /SUP	SE ⁴	SE ⁴
Cemetery	SUP		SUP	SUP						SUP	
Church	SUP		P	SUP	SUP	SUP				SUP	
Hospital/Clinic			SUP	SUP	SUP	P	P			SUP	
Nursing Home						SUP	SUP	SUP	SUP	SUP	
Independent Living facility						SUP	SUP	SUP	SUP	SUP	
Assisted Living facility						SUP	SUP	SUP	SUP	SUP	
Residential/Sheltered Care Facility						SUP	SUP	SUP	SUP	SUP	
Research Laboratory						SUP		P			
Private Club						SUP				SUP	
Private School						SUP	SUP				
Essential Services	P	P	P	P	P	P	P	P	P	P	P
AGRICULTURE & RECREATIONAL USES											
Stables/livestock barn/kennels	P									P	
Farming	SE									P	
Plant Nursery/greenhouse	SUP					P				SUP	
Veterinary Clinic			SUP			SUP	SUP			SUP	
RECREATION											
Nightclub						SUP	SUP				
Commercial Recreation						P				SUP	
Golf Course	SUP									SUP	

NOTES:

¹See ~ 305-6, Manufactured housing standards.

²Excluding that area contained in the watershed of Webster Lake, as shown on the Dufresne-Henry plans dated October 1981.

³Provided that the day-care center or nursery school is directly associated with the industry it is serving and is for the use of its employees only.

⁴For daycares with 10 or more children you must apply to the Planning Board for a special Use Permit.

⁵Motor Vehicle Oriented Businesses in the B-1 zoning district must be associated with a building of no less than 750 square feet in size.

⁶Outside Storage/Supply yard in the B-1 district must be associated with a building of no less than 750 square feet in size.

⁷Outside Storage/Supply Yard in the I-1 district must be associated with a building of no less than 1500 square feet in size.