

For Sale
\$479,000

**293 Riverside Drive
Campton, NH 03223**



Building Size: 7,500+- Square Feet
Lot Size: 2.66+- Acres
Utilities: 3 Phase Power, Cable, Commuinty Water
Road Frontage: 284+- Feet
Zoning: Commercial General
Parking Spaces: 25+- Spaces

WEEKS
COMMERCIAL

350 Court Street
Laconia, NH 03246
www.weekscommercial.co

Offered By:
Steve Weeks, Jr.
Broker/Owner
Office: 603-528-3388
Cell: 603-675-5811
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.

293 Riverside Drive, Campton, NH

Weeks Commercial is proud to offer this high quality 7,500 sq. ft. manufacturing/warehouse building located right off I-93, Exit 28 in Campton. This multipurpose building was constructed so that it can readily be divided into 2 units. Features include radiant floor heat, central air conditioning, 3 phase power, 2 drive-in doors having 14 foot clearance, and excellent signage. A 2.66+- acre level parcel surrounds the building offering many options. The location is right around the corner from NH Route 49 near the main road into Waterville Valley with excellent access to points north and south. Showings need to be during non-business hours.



293 Riverside Drive, Campton, NH



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.

Property Details

SITE DATA	
Zoning	Commercial General
Traffic Count	7,000+/- Cars Per Day on NH Route 49
Elevators	0
Loading Docks/Doors	2
Site Status	Available

SERVICE DATA	
Heat	Radiant Floor
Electrical	3 Phase Power
Water/Well	Community Water
Sewer/Septic	Private Sewer
Sprinkler	

TAX DATA	
Taxes	\$8,332.39
Tax Year	2019
Tax Map/Lot No.	Map 10A, Block 13, Lot 3-2
Current Tax Rate/1000	\$23.21
Land Assessment	n/a
Building Assessment	n/a
Total Assessed Value	\$359,000

PROPERTY DATA	
Lot Size	2.66+/- Acres
Frontage	284+/- Feet Road Frontage
Parking Spaces	25 Spaces
Building Square Footage	7,500+/- Square Feet
Number of Units	1 Unit/2 Units Possible
Number of Floors	1

CONSTRUCTION	
Exterior	Block/Metal
Roof Type/Age	Membrane
Foundation	Slab with Frost Wall
Insulation	Yes
Year Built	2000

OTHER DATA	

Assessment Information

Parcel ID: 10 / 13 / 3 / 2 / 0 (CARD 1 of 1)
 Owner: MINICKIELLO, FAUST & DONNA
 Location: 293 RIVERSIDE DR
 Acres: 2.660

General

Valuation	Listing History	Districts
Building Value: \$251,900 Features: \$4,000 Taxable Land: \$103,100 <hr/> Card Value: \$359,000 Parcel Value: \$359,000	<u>List Date</u> <u>Lister</u> 09/10/2018 JBRE 02/13/2013 JB01 08/20/2007 JB01 08/19/2004 DJ00	<u>District</u> <u>% In Dist.</u> Campton Village 100

Notes: COLOR: RED/GREEN. EVERGREEN EMBROIDERY & MAD RIVER FITNESS & TANNING. CENTRAL-AIR IN WAREHOUSE & GYM SECT ONLY EXT COVER ALSO MASONRY 2004 REVIEWS: UPDATE GRDE & COND 2 AVG & C. FACTOR 2008: ADJ'D SIDING.

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2019	\$251,900	\$4,000	\$103,100	Cost Valuation	\$359,000
2018	\$261,500	\$4,000	\$60,300	Cost Valuation	\$325,800
2017	\$261,500	\$4,000	\$60,300	Cost Valuation	\$325,800
2016	\$261,500	\$4,000	\$60,300	Cost Valuation	\$325,800
2015	\$261,500	\$4,000	\$60,300	Cost Valuation	\$325,800
2014	\$261,500	\$4,000	\$60,300	Cost Valuation	\$325,800
2013	\$262,600	\$4,000	\$104,100	Cost Valuation	\$370,700
2012	\$262,600	\$4,000	\$104,100	Cost Valuation	\$370,700
2011	\$262,600	\$4,000	\$104,100	Cost Valuation	\$370,700
2010	\$262,600	\$4,000	\$104,100	Cost Valuation	\$370,700
2009	\$262,600	\$4,000	\$104,100	Cost Valuation	\$370,700
2008	\$263,400	\$4,000	\$101,100	Cost Valuation	\$368,500

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
04/14/2000	VACANT	NO - UNCLASSFYD EXCLUSION	\$35,000	UNSPECIFIED	2455	747

Land

Size: 2.660 Ac.	Site: COMMER GEN
Zone: 10 - COMMERCIAL GENERAL	Driveway:
Neighborhood: AVERAGE - 100	Road:
Land Use: COM/IND	Taxable Value: \$103,100

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.

Building

1.00 STORY FRAME MANUFACTUR Built In 2000

Roof:	FLAT TAR/GRAVEL	Bedrooms:	0	Quality:	AVG
Exterior:	PREFIN METAL BR ON MASONRY	Bathrooms:	0.0	Size Adj.	0.8611
Interior:	DRYWALL	Fixtures:	0	Base Rate:	48.00
Flooring:	VINYL/ASPHALT	Extra Kitchens:	0	Building Rate:	0.7319
Heat:	GAS RAD ELECT	Fireplaces:	0	Sq. Foot Cost:	38.08
		Generators:	0	Effective Area:	7,875
		AC:	YES 100%	Gross Living Area:	7,500
		Comm. Wall Factor:	108	Cost New:	\$299,880
		Comm Wall:	STEEL		

Depreciation						
Normal GOOD 11%	Physical 0%	Functional FLAT ROOF 5%	Economic 0%	Temporary 0%	Total Dpr. 16%	Assessment \$251,900

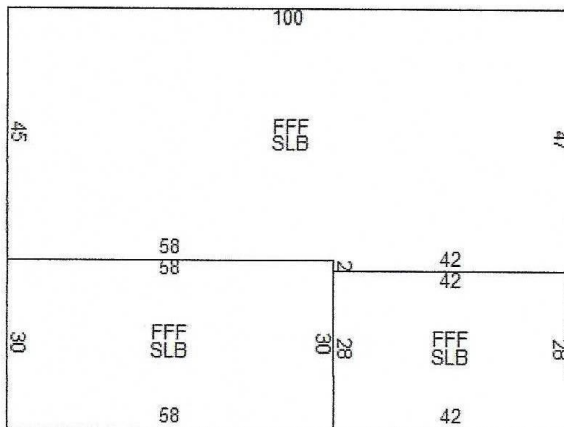
Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
PAVING SV	1		100	4000.00	100	\$4,000	
Total:						\$4,000	

Photo

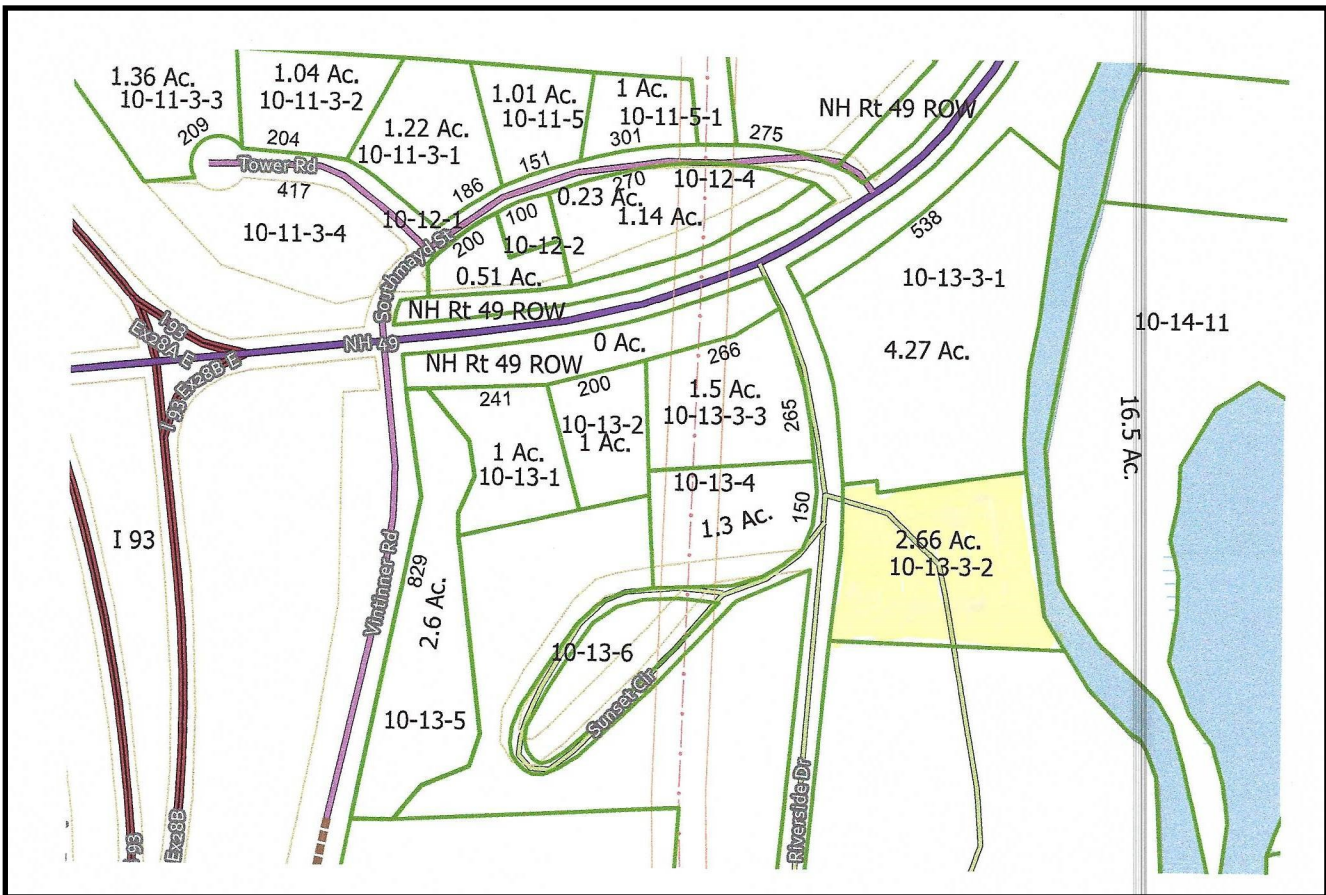
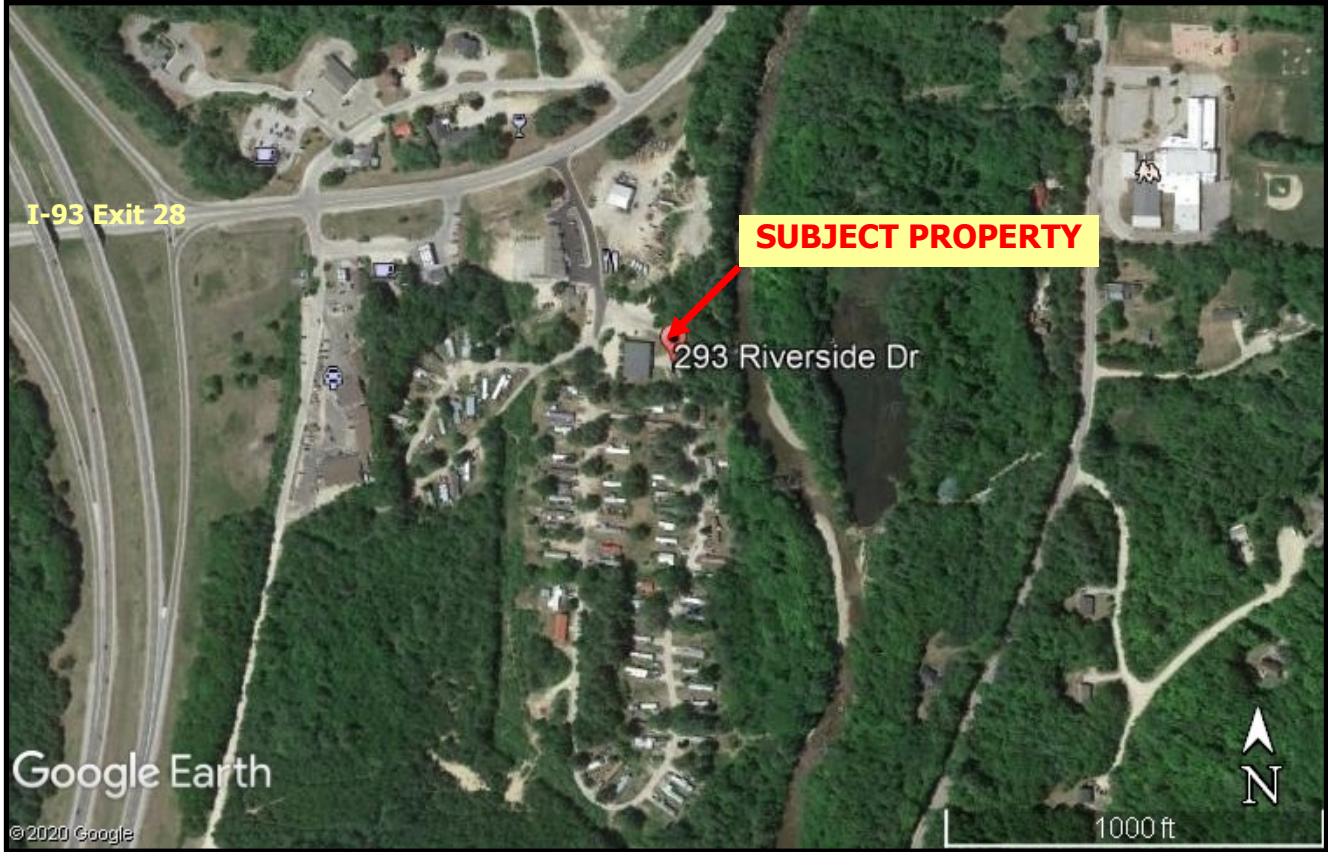


Sketch



Code	Description	Area	Eff Area	GL Area
FFF	FST FLR FIN	7,500	7,500	7,500
SLB	SLB FOUNDATION	7,500	375	0
Totals			7,875	7,500

Locator Maps



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.

Permitted Uses

F. COMMERCIAL ZONE

The following provisions will apply to this zone:

1. In the commercial zone any retail business shall be permitted which provides goods or services to the general public.
2. Adequate off-street parking facilities shall be provided for commercial use.
3. Within this zone, motels, shopping centers, hotels, stores, and other commercial or residential structures are exempt from the minimum lot size requirements as determined by Table 1. except those which may be imposed by State subdivision requirements to effect the safe disposal of sewage for onsite systems.
4. Residences in the commercial zone shall be limited to not more than three dwelling units per building, per acre, and only one primary building per acre. More than three units per building per acre may be allowed by Special Exception.
5. All commercial structures shall provide sufficient paved or cleared area on all four sides thereof for access by fire equipment, unless a Special Exception or Variance is granted by the Board of Adjustment pursuant to this Ordinance.
6. Frontage requirements may be reduced by Special Exception.
7. The building coverage on any lot, including parking and driveway areas, shall not exceed 75 percent of any lot, with the open area devoted to landscaping or natural growth.