



FOUNDRY
COMMERCIAL



 NEXT LEVEL
CHURCH

RELIGIOUS PROPERTY FOR SALE

304 LACONIA RD AND 14 DUTILE RD, BELMONT, NH 03220

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11,648± SF ON 4.60± AC FOR SALE IN BELMONT, NH - FOR MORE INFO, PLEASE CONTACT: **949.939.6238**



PROPERTY HIGHLIGHTS

- One building totaling 11,648± SF on 4.60± AC
- The building includes a large sanctuary space (240± seating capacity), a lobby with a café area, multiple classrooms and offices, and meeting rooms
- A main level and a finished basement
- Parking lot with 100± spaces
- Located at the corner of Laconia Rd and Dutile Rd, about 8 miles off of I-93
- Property is located in close proximity to Lake Winnisquam and approximately 3 miles from Belmont High School

PROPERTY SPECIFICATIONS

LOT SIZE	4.60± AC
SQUARE FOOTAGE	11,648± SF
YEAR BUILT	1972
APN	217-087-000-000
ZONING	C Commercial
COUNTY	Belknap
CURRENT USE	Religious
PRICE	\$1,400,000

FOR MORE INFORMATION, PLEASE CONTACT:

CHRIS BURY | 949.939.6238
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 Licensed Real Estate Broker

CHARLIE HOWARTH | 949.542.9484
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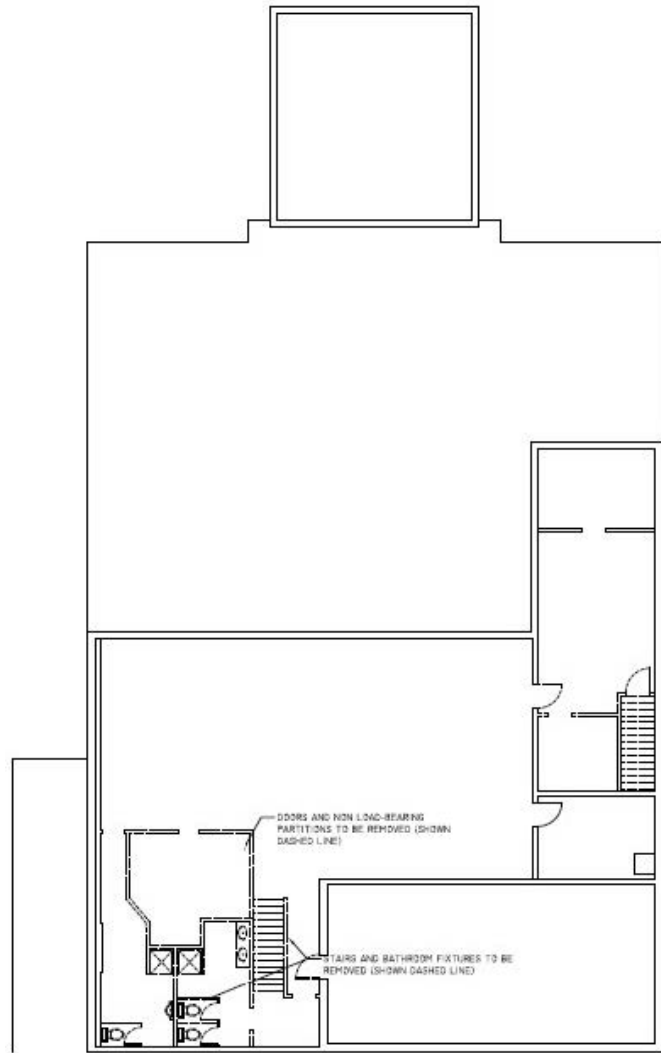
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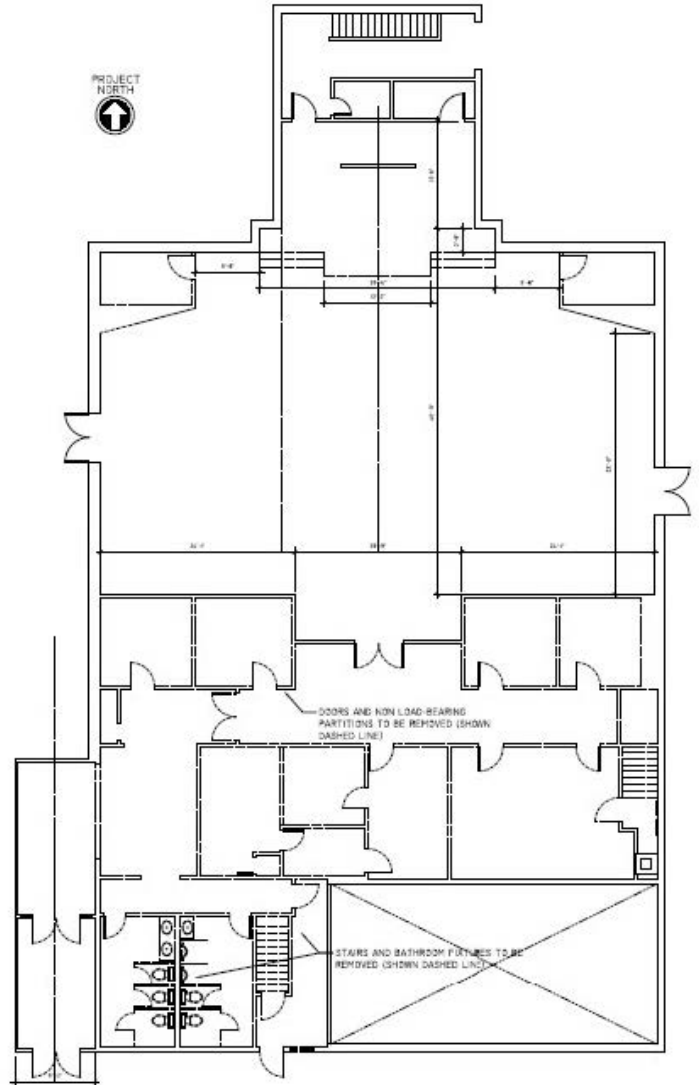
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FLOOR PLAN



② BASEMENT PLAN
SCALE: 1/8" = 1'-0"



① MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

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PHOTOS



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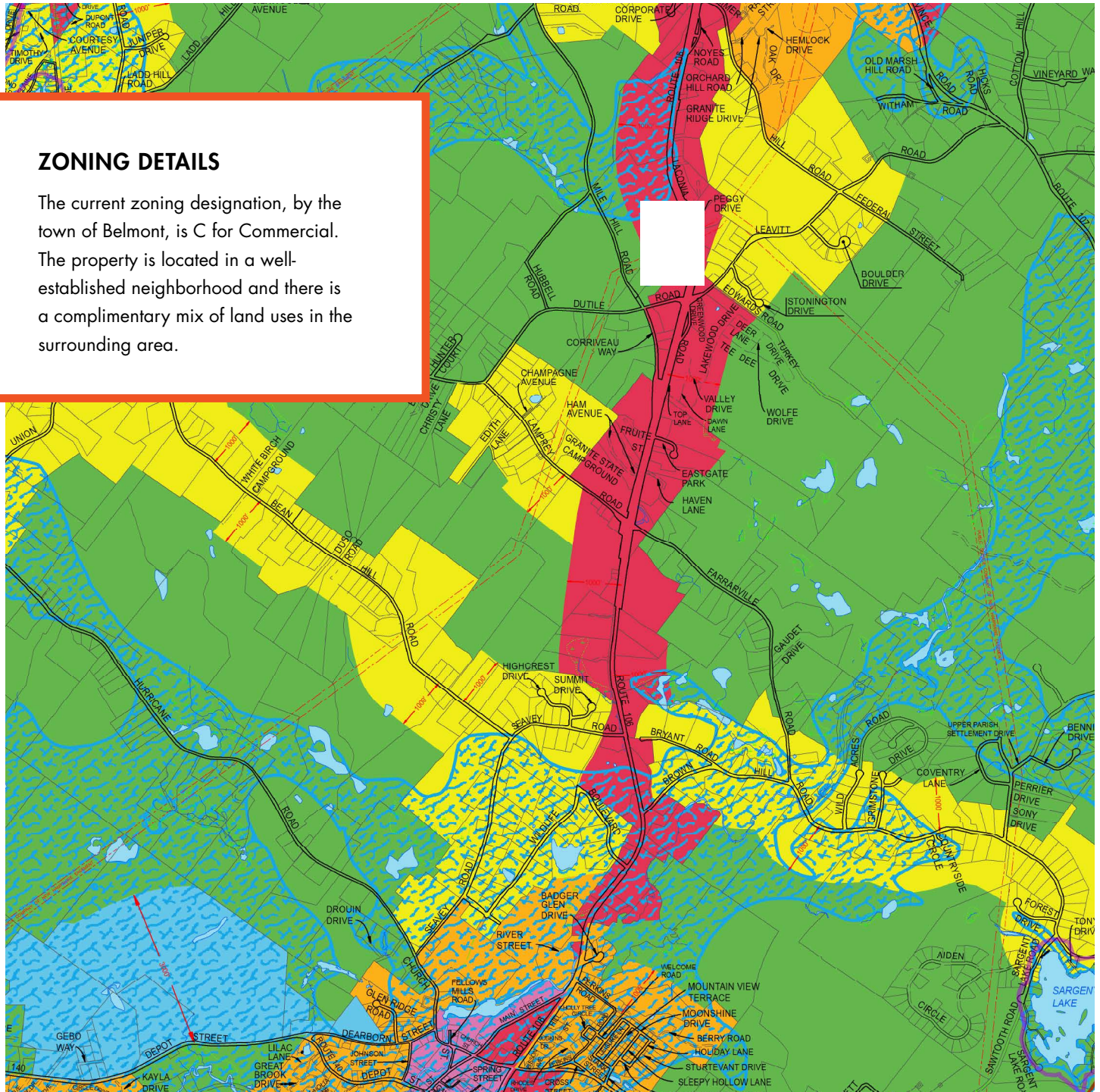
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ZONING MAP



ZONING DETAILS

The current zoning designation, by the town of Belmont, is C for Commercial. The property is located in a well-established neighborhood and there is a complimentary mix of land uses in the surrounding area.

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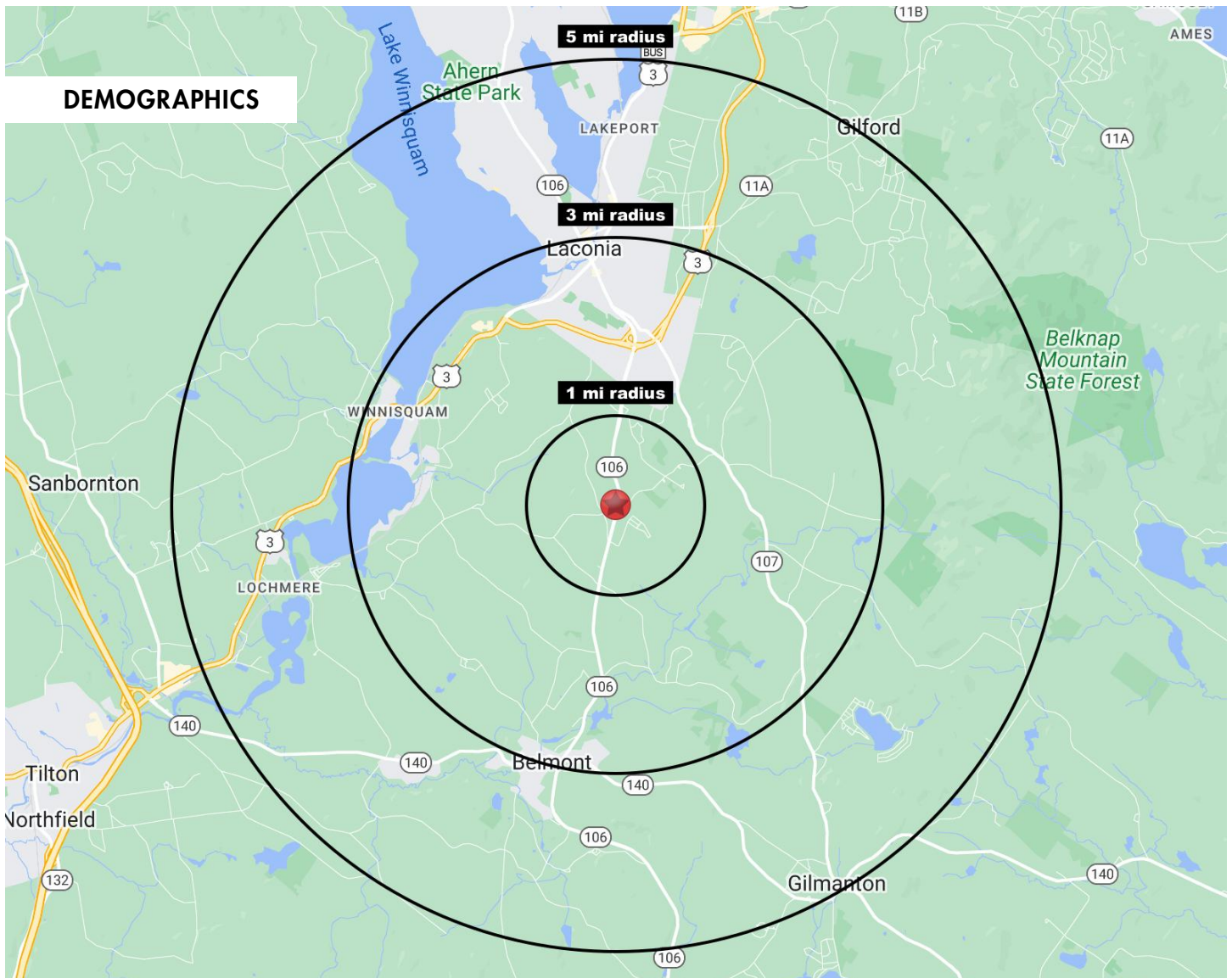
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DEMOGRAPHICS





1 MILE RADIUS

-  **1,197**
ESTIMATED POPULATION 2023
-  **44.4**
MEDIAN AGE
-  **\$213,036**
MEDIAN HOME VALUE 2023
-  **\$99,287**
AVG HOUSEHOLD INCOME

3 MILE RADIUS

-  **11,830**
ESTIMATED POPULATION 2023
-  **42.2**
MEDIAN AGE
-  **\$218,263**
MEDIAN HOME VALUE 2023
-  **\$89,095**
AVG HOUSEHOLD INCOME

5 MILE RADIUS

-  **28,095**
ESTIMATED POPULATION 2023
-  **44.7**
MEDIAN AGE
-  **\$240,404**
MEDIAN HOME VALUE 2023
-  **\$92,294**
AVG HOUSEHOLD INCOME

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