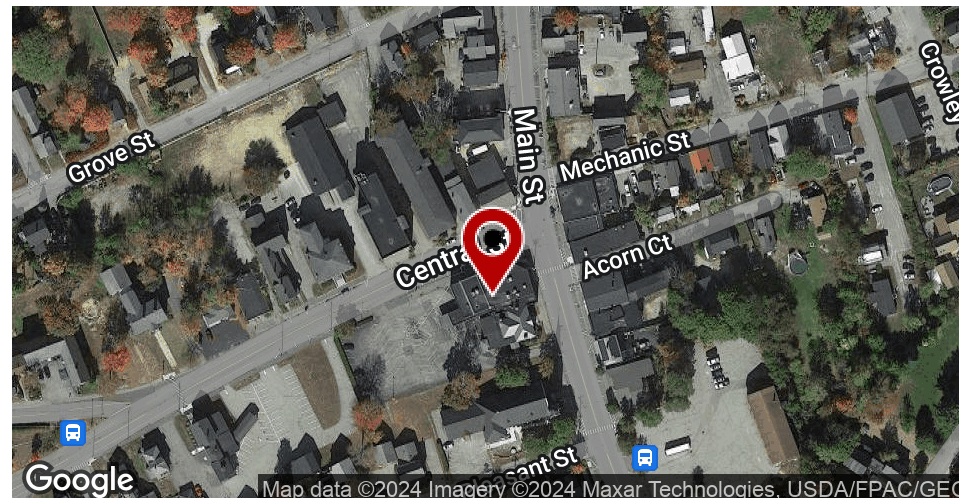


FREE-STANDING BUILDING WITH DRIVE-THRU

4 Central St, Farmington, NH 03835



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Located in the heart of downtown Farmington, New Hampshire, this iconic property, formerly home to the Farmington National Bank, presents a unique and compelling opportunity for transformation. The practical advantage of generous on-site surface parking, along with the convenience of an elevator, enhances accessibility for future residents. The ground level comes with an existing drive-thru, featuring two lanes - an enticing potential for retail ventures. Zoning permits residential use on the second floor, while the ground level allows for restaurant, retail or office establishments among other commercial uses. Located on an oversized corner lot (0.71 acres) and adjacent to the city library, this property offers an attractive location for mixed-use re-development. Take advantage of truly unique and compelling opportunity for conversion.

PROPERTY HIGHLIGHTS

- Public Water & Sewer
- Double lane drive-thru, passenger elevator, flexible zoning and adaptable layout

OFFERING SUMMARY

Sale Price:	\$499,877
Lease Rate:	\$10.50 - 13.00 SF/yr (NNN; MG)
Available SF:	5,831 - 11,897 SF
Lot Size:	0.71 Acres
Building Size:	12,772 SF
Price per sq.ft.:	\$62 / sq.ft.
Zoning:	VILLAGE CENTER (VC)

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RETAIL FOR SALE & LEASE

FREE-STANDING BUILDING WITH DRIVE-THRU

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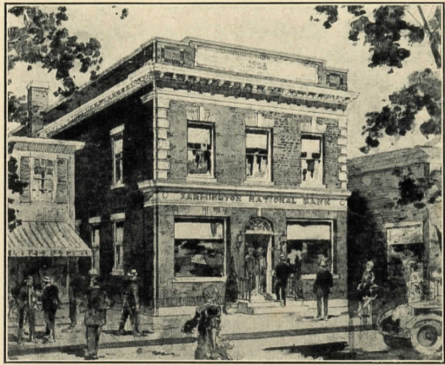
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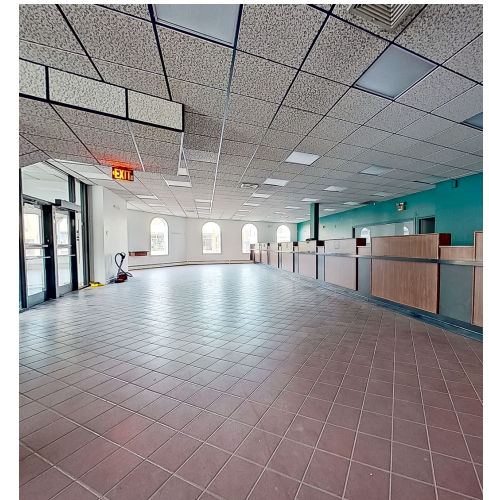
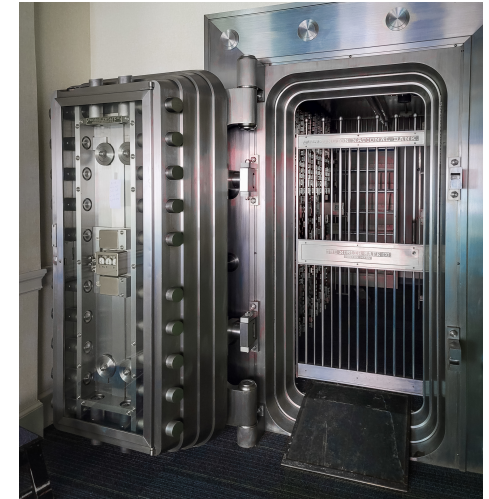
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FREE-STANDING BUILDING WITH DRIVE-THRU

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New Home of
The Farmington National Bank



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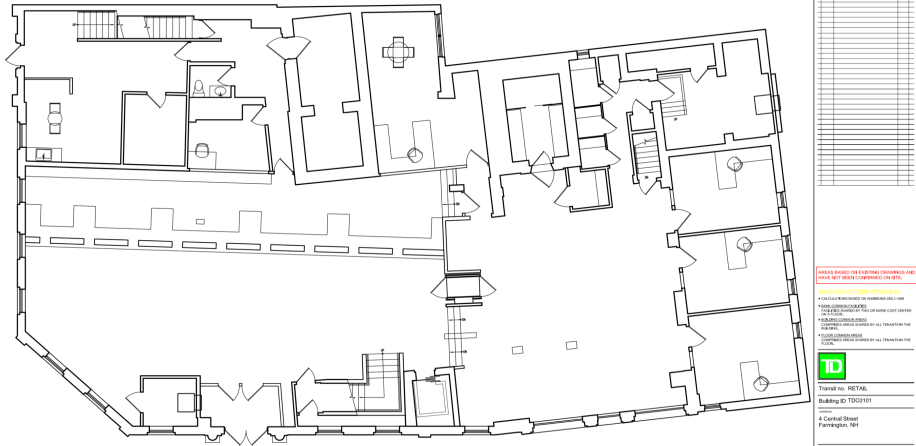
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SCHEMATIC FLOORPLAN

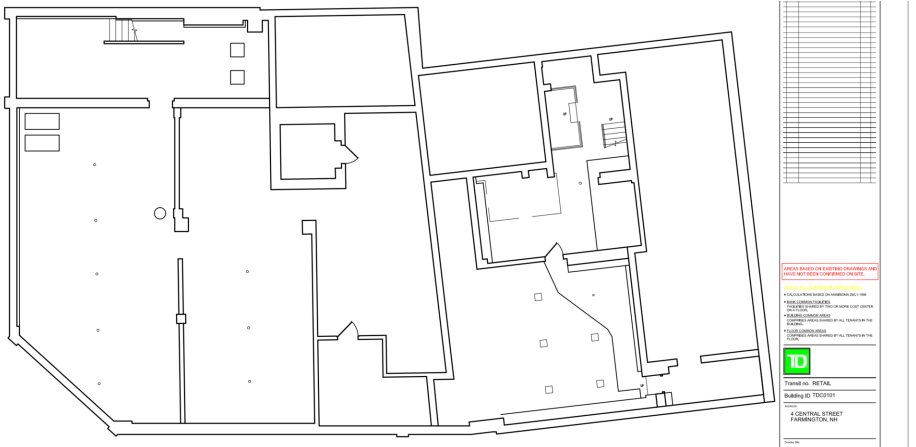
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First (ground level) floorplan. Main entrance to Central St.



Second level floorplan



Basement level floorplan



Dollhouse view

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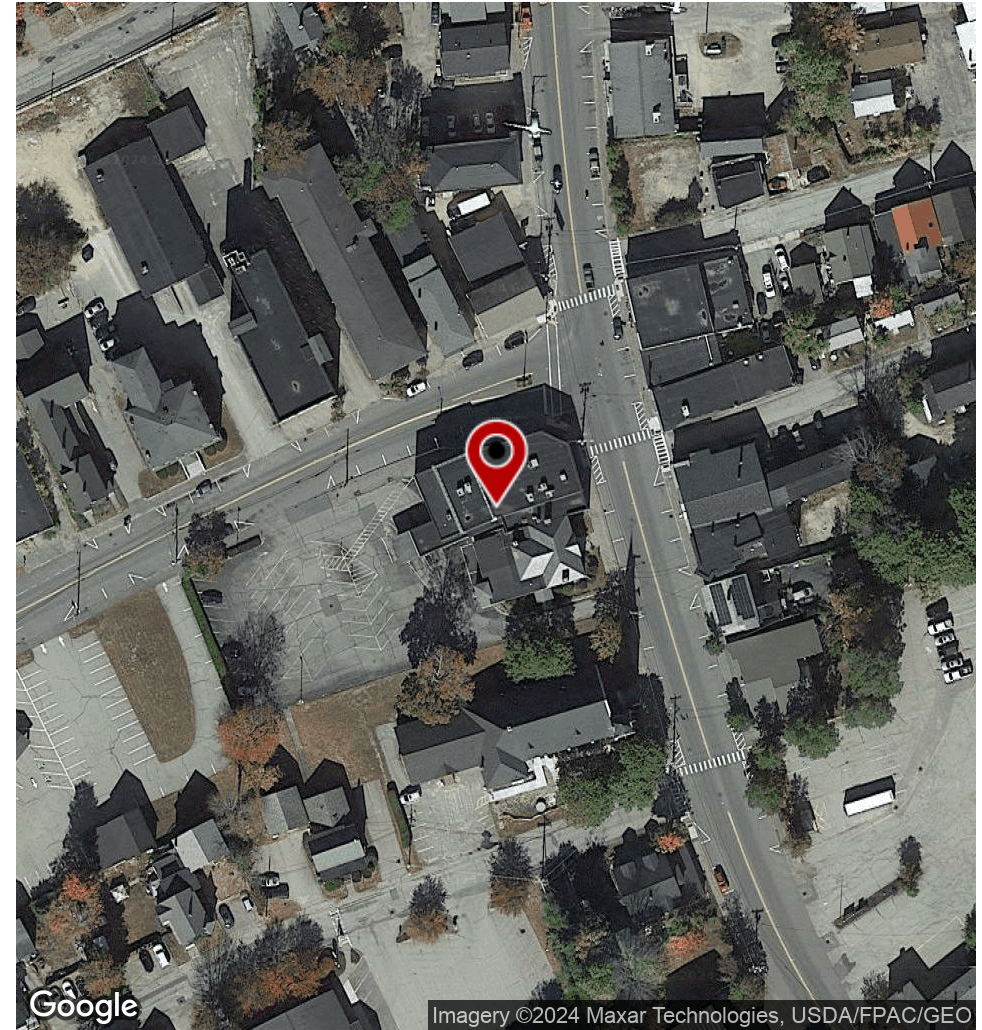
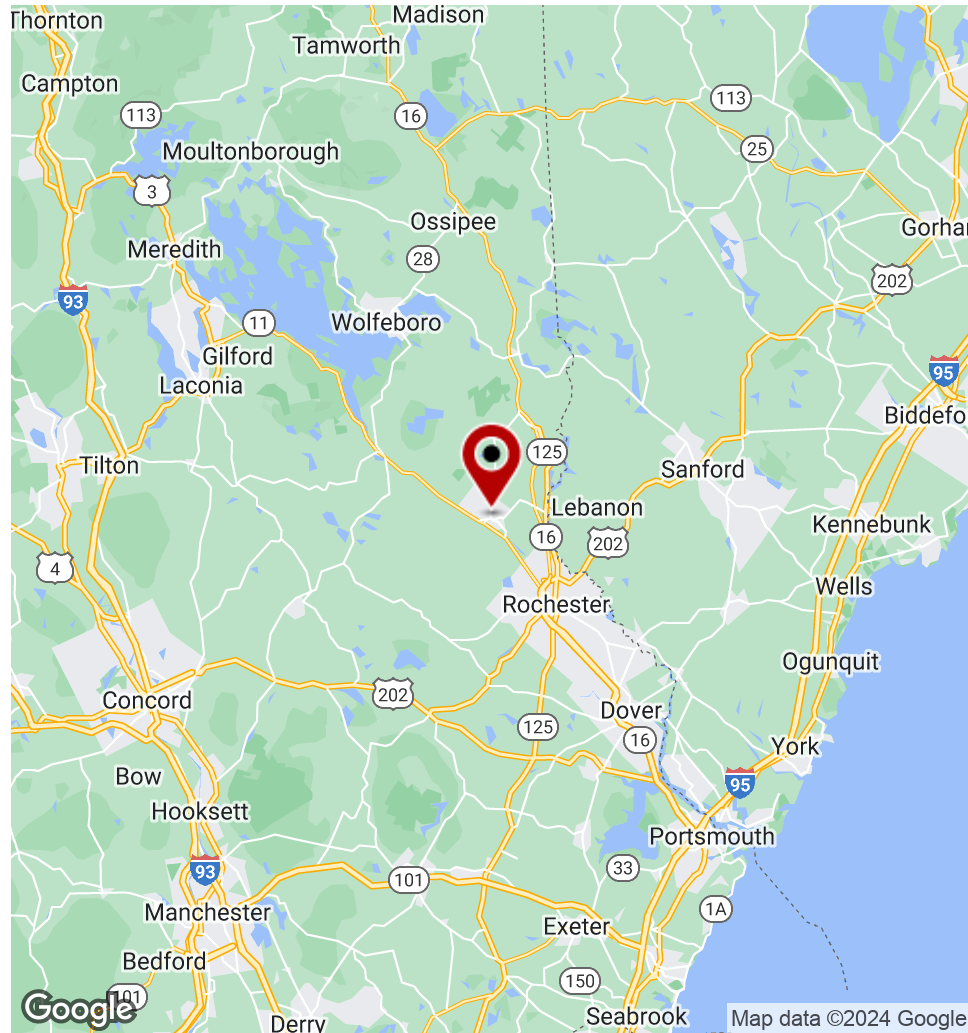
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ZONING OVERVIEW, PERMITTED USES (VC)

4 Central St, Farmington, NH 03835



(E) PRINCIPAL USES.

More than one principal use is allowed by right in the Village Center, Commercial Business and Industrial Business Districts, provided that the use is allowed in the Table of Permitted Uses. Additional accessory uses, which shall be complimentary to the principal use, are allowed in all zoning districts. Each lot requires a principal use in order to have an accessory use.

II. Residential	AR	SR	RR	UR	VC	CB	IB
A. Principal Uses							
¹ Barns	P/SE	SE	SE	SE	-	-	-
² Garage	P/SE	SE	SE	SE	-	-	-
³ Gazebo/Pavilion	P/SE	SE	SE	SE	-	-	-
Single family detached dwellings	P	P	P	P	P	-	-
Two family dwellings	P	P	P	P	P	-	-
Multi-family dwellings	-	P	-	P	P	-	-
Mixed-use	SE	SE	SE	P	P	P	P
Manufactured housing parks – with access from a class V or better	-	-	-	-	-	-	-
Manufactured housing not located within a manufactured housing park	P	P	P	P	-	-	-
Expansions of existing manufactured housing parks	-	-	-	-	-	-	-
Congregate Living facilities	P	P	P	P	P	P	P
Residential uses not specified	-	-	-	SE	-	-	-
⁴ Storage sheds	P/SE	SE	SE	SE	-	-	-
B. Uses Accessory to Any Principal Residential Uses	AR	SR	RR	UR	VC	CB	IB
Home Businesses	P	P	P	P	P	P	P
Home Occupations	P	P	P	P	P	P	P
C. Uses Accessory to Single Family Residential Uses	AR	SR	RR	UR	VC	CB	IB
Accessory Apartments	P	P	P	P	P	P	P
Child day care, Family	P	P	P	P	P	P	P
Child day care, Family Group	P	P	P	P	P	P	P
Renting of rooms and furnishing of board	P	P	P	P	P	P	P
III. Institutional	AR	SR	RR	UR	VC	CB	IB
A. Principal Uses							
Adult day care – out of home	SE	P	P	P	P	P	P

Table 2.05(B) – Space and Bulk Standards – Village Center District	
Maximum New Residential Density	1 dwelling unit per 850 SF of gross floor area of available residential space
Minimum Lot Size	0.20 Acre (8,000 SF)
Minimum Street Frontage	50 feet
Front Setback	
Principal buildings	Where the existing buildings have a uniform setback relationship to the street (see definitions), any new building or alteration of an existing building shall maintain the existing relationship.
Accessory buildings	Any accessory building shall not be located closer to the front lot line than the principal buildings.
Minimum Side and Rear Setback (Principal and Accessory Buildings)	None except where residential buffer applies
Maximum Height (residential & non-residential buildings and structures)	55 feet for principal and accessory buildings
Minimum Unit Size	500 SF

C. Special Considerations

1. In recognizing the space constraints within the densely developed Village Center District, flexible and innovative parking solutions meeting the criteria set forth in Section 3.08 shall be considered for uses located within the Village Center District.
2. For all new construction, residential living units are prohibited on the first floor of any building.
3. For all redevelopment, existing mixed-use buildings with non-residential uses on the first floor; or any existing commercial use cannot be converted to include residential on the first floor.

(3) Before approval by the ZBA of any Special Exception, a public hearing shall be held after public notice as required by town policy. All abutters shall be notified by the ZBA by certified mail at least five (5) days prior to any public hearing regarding said site. The names and addresses of the abutters shall be supplied by the applicant on a plot plan to be submitted to the ZBA.

(4) In the event that the ZBA grants a Special Exception subject to conditions, the Planning Board shall not waive or modify such condition(s) without concurrence, by vote, of the ZBA.

(5) The ZBA's decision on the Special Exception is subject to a motion for rehearing and then appeal to the Superior Court.

(E) PRINCIPAL USES. More than one principal use is allowed by Special Exception on lots in Agriculture, Suburban, Rural and Urban Residential Districts, provided that the use is allowed in the Table of Permitted Uses. More than one principal use is allowed by right in the Village Center, Commercial Business and Industrial Business Districts, provided that the use is allowed in the Table of Permitted Uses. Additional accessory uses, which shall be complimentary to the principal use, are allowed in all zoning districts. Each lot requires a principal use in order to have an accessory use.

TABLE 2.00 (C) TABLE OF PERMITTED USES

I. Agricultural	AR	SR	RR	UR	VC	CB	IB
A. Principal Uses							
Aquaculture	P	P	P	-	-	P	P
Agritourism	P	P	P	-	-	-	-
Barns	P	P	P	P	P	P	P
Commercial Agriculture, including Animal Husbandry	P	-	P	-	-	P	P
Commercial processing of wood, including cutting, sawing, splitting, and chipping	P	-	-	-	-	-	P
Forest management	P	P	P	P	P	P	P
Logging impacting more than 50% basal area within a ten-year period	P	P	P	P	P	P	P
Logging not impacted more than 50% of basal area within a ten-year period	P	P	P	P	P	P	P
Non-commercial keeping of animals	P	P	P	P	P	P	P
Non-commercial mineral extraction	P	P	P	P	P	P	P
Sale of agricultural products raised on the premises	P	P	P	P	P	P	P
Timber harvesting	P	P	P	P	P	P	P
Agricultural uses not specified	SE	SE	SE	-	-	SE	SE
II. Residential	AR	SR	RR	UR	VC	CB	IB
A. Principal Uses							

¹ Barns	P/SE	SE	SE	SE	-	-	-
² Garage	P/SE	SE	SE	SE	-	-	-
³ Gazebo/Pavilion	P/SE	SE	SE	SE	-	-	-
Single family detached dwellings	P	P	P	P	P	-	-
Two family dwellings	P	P	P	P	P	-	-
Multi-family dwellings	-	P	-	P	P	-	-
Mixed-use	SE	SE	SE	P	P	P	P
Manufactured housing parks – with access from a class V or better	-	-	-	-	-	-	-
Manufactured housing not located within a manufactured housing park	P	P	P	P	-	-	-
Expansions of existing manufactured housing parks	-	-	-	-	-	-	-
Congregate Living facilities	P	P	P	P	P	P	P
Residential uses not specified	-	-	-	SE	SE	-	-
⁴ Storage sheds	P/SE	SE	SE	SE	-	-	-
B. Uses Accessory to Any Principal Residential Uses	AR	SR	RR	UR	VC	CB	IB
Home Businesses	P	P	P	P	P	P	P
Home Occupations	P	P	P	P	P	P	P
C. Uses Accessory to Single Family Residential Uses	AR	SR	RR	UR	VC	CB	IB
Accessory Apartments	P	P	P	P	P	P	P
Child day care, Family	P	P	P	P	P	P	P
Child day care, Family Group	P	P	P	P	P	P	P
Renting of rooms and furnishing of board	P	P	P	P	P	P	P
III. Institutional	AR	SR	RR	UR	VC	CB	IB
A. Principal Uses							
Adult day care – out of home	SE	P	P	P	P	P	P
Cemeteries	P	P	P	P	P	SE	SE
Churches, including accessory residential uses	SE	SE	SE	SE	SE	SE	SE
Clubs and lodges	SE	SE	SE	SE	SE	PR	P
Daycare centers or nursery school with 12 or more children	SE	SE	SE	SE	P	P	P
Daycare centers or nursery school with less than 12 children	-	P	P	P	P	P	P
Detoxification Facilities	SE	-	SE	-	-	SE	SE
Group Home	SE	-	SE	-	-	SE	SE
Health Service Facility	-	SE	-	P	P	P	P
Hospitals and Psychiatric Hospitals	-	-	-	SE	SE	P	P
Libraries	-	-	-	SE	P	P	-

¹ A barn not intended for agricultural or industrial purposes, and located on a lot that is adjacent or abutting to a lot under the same ownership which has a principal use is allowed by right in the AR district. A barn not intended for agricultural or industrial purposes, and not located on a lot that is adjacent or abutting to a lot under the same ownership which has a principal use is allowed by special exception in the AR district. Either use is not subject to site plan review.

² A garage not intended for agricultural or industrial purposes, and located on a lot that is adjacent or abutting to a lot under the same ownership which has a principal use is allowed by right in the AR district. A garage not intended for agricultural or industrial purposes, and not located on a lot that is adjacent or abutting to a lot under the same ownership which has a principal use is allowed by special exception in the AR district. Either use is not subject to site plan review.

³ A gazebo/pavilion located on a lot that is adjacent or abutting to a lot under the same ownership which has a principal use is allowed by right in the AR district. A gazebo/pavilion not located on a lot that is adjacent or abutting to a lot under the same ownership which has a principal use is allowed by special exception in the AR district. Either use is not subject to site plan review.

⁴ A storage shed located on a lot that is adjacent or abutting to a lot under the same ownership which has a principal use is allowed by right in the AR district. A storage shed not located on a lot that is adjacent or abutting to a lot under the same ownership which has a principal use is allowed by special exception in the AR district. Either use is not subject to site plan review.

Museums	P	P	P	P	P	P	SE
Nursing Home	P	P	P	P	P	P	P
Schools and colleges	-	SE	SE	SE	P	P	P
Court Ordered Housing	SE	-	SE	-	-	SE	SE
Institutional uses not specified	-	-	-	SE	SE	SE	SE
IV. Recreational	AR	SR	RR	UR	VC	CB	IB
A. Principal Uses							
Amusement arcade	-	-	-	-	P	P	SE
Amusement park	-	-	-	-	-	P	SE
Campground	P	P	P	-	-	-	-
Golf course	P	P	P	-	-	SE	SE
Indoor recreation	SE	SE	SE	SE	P	P	P
Movie theaters; drive-ins	SE	-	-	-	P	P	P
Outdoor recreation (low impact)	P	P	P	P	SE	P	P
Outdoor recreation (high impact)	SE	-	SE	-	-	SE	SE
Parks and outdoor recreation	P	P	P	P	SE	P	P
Youth recreation camp	P	SE	P	SE	-	-	-
Recreational uses not specified	SE	SE	SE	-	SE	-	-
IV. Utility Uses	AR	SR	RR	UR	VC	CB	IB
A. Principal Uses							
Essential services	P	P	P	P	P	P	P
Public utilities facilities	SE	SE	SE	SE	SE	P	P
Public utilities, not including facilities	P	P	P	P	P	P	P
Telecommunications Tower	P	P	P	P	P	P	P
Wind generators	P	SE	SE	SE	SE	SE	SE
Utility uses not specified	SE	SE	SE	SE	SE	SE	SE
TABLE 2.00 (C) TABLE OF PERMITTED USES							
VI. Commercial & Industrial	AR	SR	RR	UR	VC	CB	IB
A. Principal Uses – Commercial & Industrial							
Barber Shop/Beauty Salon	-	-	-	P	P	P	P
Bed and Breakfast	P	SE	SE	SE	P	P	P
Car Wash	-	-	-	SE	SE	P	P
Contractors (Specialized)	SE	SE	SE	SE	SE	P	P
Dog Kennel	SE	-	SE	-	-	SE	SE
Financial Institutions	-	-	-	P	P	P	P
Funeral Homes	-	-	-	P	P	P	P
Grocery Store	-	-	-	P	P	P	P
Health/Fitness Club	-	-	-	P	P	P	P
Health Service Facilities	SE	SE	SE	P	P	P	P
Heavy Equipment Sales and Service	-	-	-	-	-	P	P
Hotels and Motels	-	-	-	-	P	P	P
Laboratories	-	-	-	-	P	P	P
Laundry Services	-	-	-	P	P	P	P
Manufacturing, major	-	-	-	-		P	P
Manufacturing, minor					SE	P	P
Lounges/nightclubs/bars	-	-	-	SE	P	P	P

Lumber yards, including the milling and distribution of wood products and the Wholesale and Retail sales of building materials	-	-	-	-	-	P	P
Mineral Exploration and Extraction	P	P	P	P	-	P	P
Motor Vehicle Junkyard	-	-	-	-	-	-	-
Motor Vehicle Repair, Services, and Sales Facility	-	-	-	-	-	P	P
Professional/Business Office	-	SE	-	P	P	P	P
Repair Service not involving motor vehicles	-	-	-	P	P	P	P
Research and Development Facility	-	-	-	-	P	P	P
Restaurant	-	-	-	SE	P	P	P
Retail stores: < 7,500 SF	-	-	-	P	P	P	P
Retail stores: > 7,500 SF	-	-	-	-	P	P	P
Self-service storage facility warehouse	-	-	-	-	-	P	P
Site Preparation Contractors	SE	SE	SE	SE	-	P	P
Small equipment repair	SE	-	-	SE	SE	P	P
Small-scale retail store: < 2,500	P	P	P	P	P	P	P
Trucking and distribution facilities	-	-	-	-	-	P	P
Vehicle Refueling/Recharging Station					SE	P	P
Veterinary clinic/grooming	P	P	P	P	P	P	P
Warehousing	-	-	-	-	-	P	P
Wholesale sales	-	-	-	-	-	P	P
Commercial uses not specified	SE	SE	SE	SE	SE	SE	SE
B. Accessory Uses – Commercial and Industrial	AR	SR	RR	UR	VC	CB	IB
Drive-through services in conjunction with an allowed principal use	-	-	-	-	SE	P	P
Outside storage of materials, equipment & products in conjunction with an allowed principal use	P	P	P	SE	-	P	P
Retail sales of items manufactured on the premises	P	P	P	P	P	P	P
C. Accessory Uses	AR	SR	RR	UR	VC	CB	IB
Accessory buildings and structures	P	P	P	P	P	P	P
Electric Vehicle Charging Stations	P	P	P	P	P	P	P
Off-street parking accessory to a permitted use	P	P	P	P	P	P	P
Signs	P	P	P	P	P	P	P

2.01 AGRICULTURAL RESIDENTIAL (AR)

(A) Purpose. The purpose of the Agricultural Residential District is to provide areas in the Town of Farmington that foster a “working rural” environment and preserve the potential for farming and farmland soils. Other permitted uses shall not impede, restrict, prohibit or render impractical the practice of permitted agricultural activities.

(B) Standards. All buildings and Structures shall be erected, structurally altered, enlarged or moved and all land within the Agricultural Residential District (AR) shall be used in accordance with Table 2.01 (B):

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FREE-STANDING BUILDING WITH DRIVE-THRU

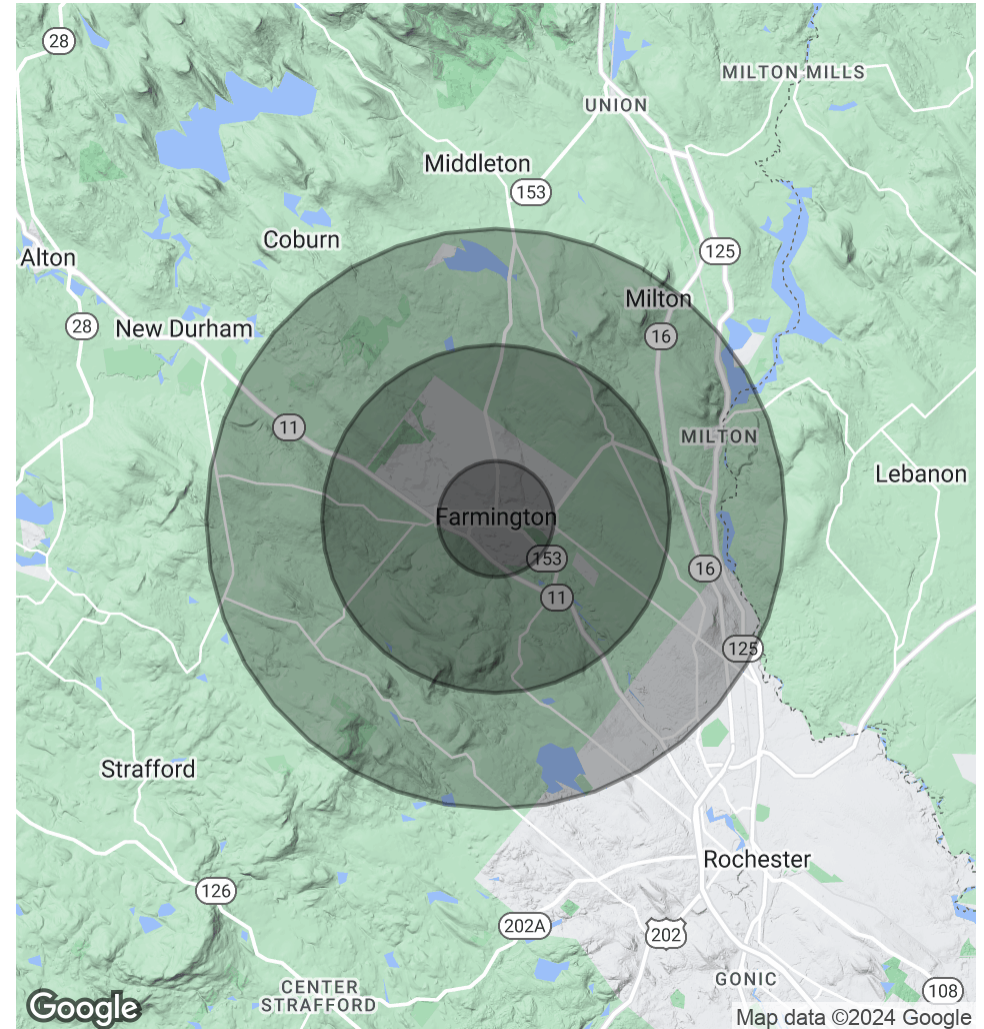
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,168	6,716	13,293
Average Age	44.0	40.6	42.3
Average Age (Male)	42.7	39.4	42.2
Average Age (Female)	47.8	43.7	43.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	960	2,866	5,821
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$51,025	\$69,519	\$77,288
Average House Value	\$191,067	\$201,254	\$208,346

2020 American Community Survey (ACS)



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