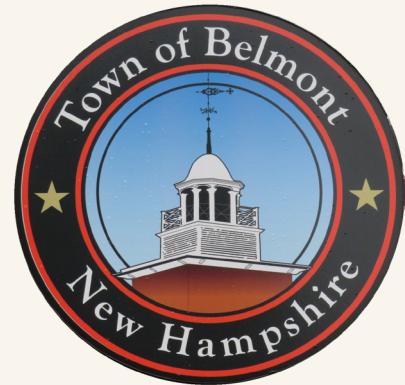


PUBLIC AUCTION

TOWN OWNED PROPERTY BELMONT, NH

MIXED USE PROPERTY ON BUSY ROUTE 3
FRIDAY, JANUARY 30 AT 2:00 PM
200 DANIEL WEBSTER HIGHWAY
BELMONT, NH

* * * SALE TO BE HELD ON SITE * * *



ID#26-105 · We have been retained by the Town of Belmont to sell at PUBLIC AUCTION this town-owned property that was acquired by Tax Collector's Deed · This prime Lake's Region property will appeal to investors, builders, or abutters · Commercially zoned 0.85+/- acre property consists of a 1990 built 2,880 SF retail building currently utilized as a restaurant and a separate 3 BR, 2 BA Raised Ranch home · The 1 story, wood framed restaurant features 20 paved parking spaces, handicap access, loading platform, full unfinished basement, FHA/gas heat, public sewer and private well · The detached 3 BR home features 1,360+/- SF GLA, 1 car under garage, FHA/gas heat, public sewer and private well · Tax Map 101, Lot 3 · Assessed Value: \$943,700. 2025 Taxes: \$16,411.

10% BUYER'S PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

AUCTIONEERS NOTE: The restaurant & home are currently occupied by long time tenant's whose desire is to continue to lease the properties. The Town of Belmont will not initiate or participate in the eviction process; the buyer is solely responsible for the removal of any tenants.

PREVIEW: One hour prior to sale.

TERMS: \$10,000 non-refundable deposit by cash, certified/bank check, or other tender acceptable to the Town of Belmont at time of sale. An additional deposit of \$15,000 is due by Friday, February 6, 2026, balance of purchase price along with buyer's premium due within 45 days from the sale date. Sale is of real estate only, no personal property is being sold, conveyance by Quitclaim Deed. Subject to Town of Belmont confirmation, the town reserves the right to reject any and all bids. The property is sold "AS IS, WHERE IS" subject to all outstanding liens, if any. Other terms may be announced at time of sale.

All information herein is believed but not warranted to be correct. All interested parties are advised to do their own due diligence relative to the buildability/non-buildability of any lot and all matters they deem relevant.

MORE DETAILS & PHOTOS ARE AVAILABLE ON OUR WEBSITE.



JSJ Auctions
SINCE 1982



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