

Prime Location for Sale

423 Main Street, Laconia

\$599,000



Located at the Intersection of RT 3/11 and RT 106



**WEEKS
COMMERCIAL**

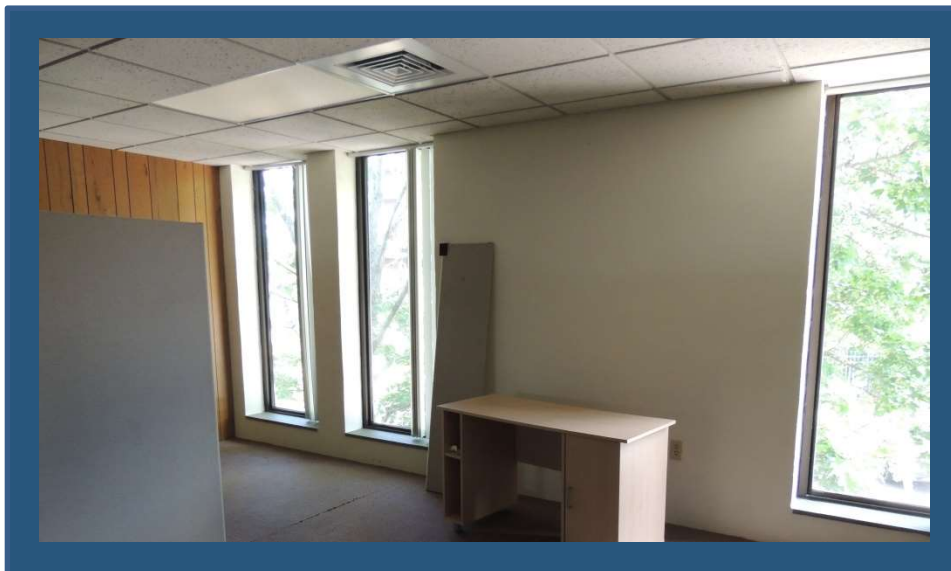
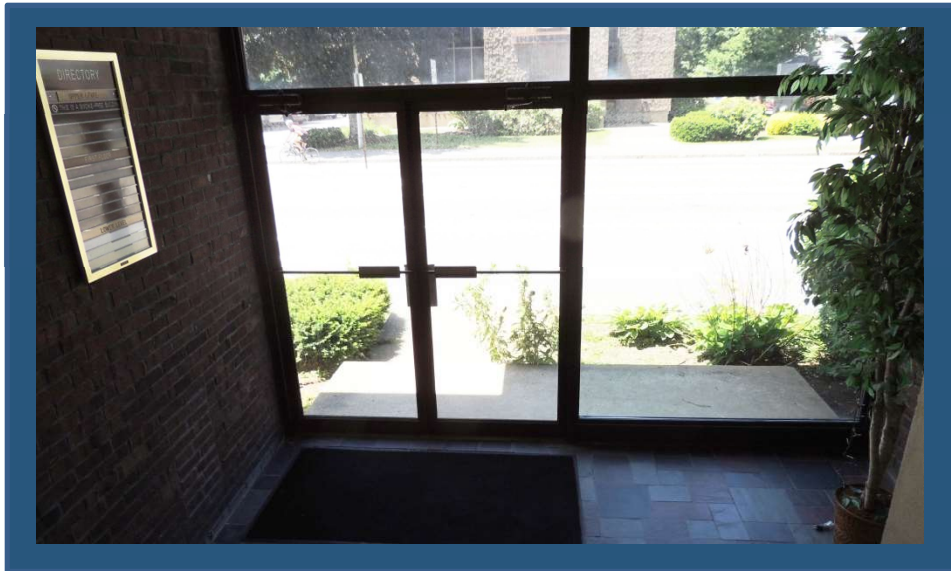
350 Court Street
Laconia, NH 03246

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Steve Weeks Jr.
Owner/Broker
603-528-3388 ext. 301
603-785-5811

Photos



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Photos



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Property Details

<u>ZONING/TRAFFIC</u>	
Traffic Count	13,000
Zoning	Downtown Riverfront District
<u>SERVICE DATA</u>	
Heat	Forced Hot Air/ Natural Gas
Air Conditioning	Central A/C
Water/Well	City
Sewer/Septic	City
<u>TAX DATA</u>	
Tax Map/Lot No.	142/40
Current Tax Rate	\$22.20
Land Assessment	\$73,700
Building Assessment	\$572,900
Total Assessment	\$646,600
Taxes	\$14,354
<u>PROPERTY DATA</u>	
Lot Size	.46 Acres
Frontage	258 Ft.
Parking Space	35 +/-
Building Square Footage	13,800 SF
Deed Book/Page	Warranty Deed 2174 / 0839
Easements	Yes – See Deed
<u>CONSTRUCTION</u>	
Roof Type	Tar & Gravel
Exterior	Brick
Year Built	1969

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Map



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Permitted Uses

ZONING

235 Attachment 2

City of Laconia

Table I

Table of Permitted Uses

[Amended 12-8-1997 by Ord. No. 12.97.12; 10-26-1998 by Ord. No. 08.98.08; 5-22-2000 by Ord. No. 05.2000.05; 8-13-2001 by Ord. No. 05.2001.05; 10-22-2007 by Ord. No. 13.2007.13; 1-28-2008 by Ord. No. 01.2008.01]

RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL USES						P	CR	DR	BC	C	BCI	IP	I	AI	
C	C	C	C	C	C	Cluster subdivision - conventional housing						N	C	P	N	N	N	N	N	N	N
N	N	N	N	N	N	Combined dwelling unit(s)/business(es)						P	P	P	P	P	P	N	N	N	N
C	C	C	C	N	N	Manufactured housing park						N	C	N	N	N	N	N	N	N	N
P	P	P	P	P	P	Manufactured housing as emergency housing						P	P	N	P	P	P	P	P	P	P
N	N	N	P	P	P	Manufactured housing park						N	P	N	N	N	N	N	N	N	N
C	C	C	C	N	N	Manufactured subdivision						N	C	N	N	N	N	N	N	N	N
N	N	N	E	E	P	Multifamily dwelling						E	P	P	E	N	E	N	N	N	N
P	P	P	P	P	P	Single-family						P	P	P	P	P	P	N	N	N	N
N	N	N	P	P	P	Two-family dwelling						P	P	P	P	P	P	N	N	N	N
RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL, ACCESSORY USES						P	CR	DR	BC	C	BCI	IP	I	AI	
P	P	P	N	N	N	Accessory apartment						N	N	P	N	N	N	N	N	N	N
P	P	P	P	P	P	Building						P	P	P	P	P	P	N	N	N	N
P	P	P	P	P	P	Home occupation						P	P	P	P	P	P	N	N	N	N
P	P	E	E	N	N	Greenhouse						N	N	N	N	N	N	N	N	N	N
E	E	N	N	N	N	Non-pets, kennels						N	E	N	E	E	E	N	N	N	N

P - Permitted, E - Special Exception, C - Conditional Use Permit, N - Not Permitted, * - Special provisions in district, see Article VII.

RR1-Rural Residential 1
 RR2-Rural Residential 2
 RS-Residential Single Family
 SFR-Shorefront Residential
 RG-Residential General

RA-Residential Apartment
 P-Professional
 BC-Business Central
 BCI-Business Central Industrial
 C-Commercial

DR-Downtown Riverfront
 CR-Commercial Resort
 IP-Industrial Park
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LACONIA CODE

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Table of Permitted Uses

City of Laconia

RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL, ACCESSORY USES (continued)						P	CR	DR	BC	C	BCI	IP	I	AI	
P	P	P	P	P	P	Outdoor storage						P	P	N	P	P	P	N	N	N	N
P	P	E	P	P	P	Road side stand						P	P	N	P	P	P	N	N	N	N
P	P	P	P	P	P	Roomers, less than three						P	P	P	P	P	P	N	N	N	N
P	P	P	P	P	P	Shelter, emergency						P	P	N	P	P	P	P	P	P	P
P	P	P	E	N	N	Stable						N	E	N	N	N	N	N	N	N	N
P	P	P	P	P	P	Storage of travel trailers, campers, boats						P	P	N	P	P	P	N	N	N	N
P	P	P	P	P	P	Swimming pool						P	P	P	P	P	P	N	N	N	N
P	P	P	P	P	P	Yard sales						P	P	P	P	P	P	N	N	N	N
RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL - SPECIAL SERVICE						P	CR	DR	BC	C	BCI	IP	I	AI	
N	N	E	P	E	E	Assisted living facility						E	P	N	E	N	E	N	N	N	N
C	C	C	C	C	C	Bed-and-breakfast						C	C	P	P	P	P	N	N	N	N
N	N	N	P	E	E	Boarding/rooming/lodging house						E	P	E	E	E	E	N	N	N	N
E	E	E	E	P	P	Dormitory						N	E	C	N	E	N	N	N	N	E
N	N	N	N	P	E	Emergency shelter/housing						P	E	P	E	E	E	N	N	N	N
N	N	N	N	E	P	Transitional housing						E	N	P	E	N	E	N	N	N	N

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RR1	RR2	RS	SFR	RG	RA	EDUCATION/CULTURAL USES	P	CR	DR	BC	C	BCI	IP	I	AI
E	E	E	E	N	N	Library/museums/gallery	P	P	P	P	P	P	N	N	N
E	E	E	E	E	E	Preschool/kindergarten	P	E	N	N	E	N	E	E	E
E	E	E	E	N	N	School, trade/vocational	P	E	C*	P	P	P	E	E	E
E	E	E	E	P	P	School, college/university/community college	N	E	C	N	E	N	N	N	E
E	E	E	E	P	P	School, elementary/secondary	N	E	N	N	E	N	N	N	E
RR1	RR2	RS	SFR	RG	RA	BUSINESS	P	CR	DR	BC	C	BCI	IP	I	AI
N	N	N	N	N	N	Eating and drinking place	P	P	P	P	P	P	E	E	E
N	N	N	N	N	N	Flea/farmer's market	E	P	P*	P	P	P	N	N	N
E	E	E	P	E	E	Neighborhood store	E	P	P	P	N	P	E	E	E
N	N	N	N	N	N	Retail sales	E	P	P	P	P	P	N	N	E
N	N	N	N	N	N	Sexually oriented business	N	P	N	N	P	N	N	N	N
N	N	N	N	N	N	Shopping center/mall	N	P	P	P	P	P	N	N	N
RR1	RR2	RS	SFR	RG	RA	SERVICE	P	CR	DR	BC	C	BCI	IP	I	AI
E	E	E	E	E	E	Artist/craftsman studio	P	P	P	P	P	P	N	N	N
C	C	C	C	C	C	Day care/day nursery	C	C	C	C	C	C	C	C	C
N	N	N	N	N	N	Equipment/appliance repair/service	N	P	N	P	P	P	N	E	E
N	N	N	N	N	N	Financial institution or business office	P	P	P	P	P	P	P	P	P
N	N	N	N	E	E	Funeral establishment - mortuary	P	N	N	P	P	P	N	N	N

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RR1	RR2	RS	SFR	RG	RA	SERVICE (continued)	P	CR	DR	BC	C	BCI	IP	I	AI
N	N	N	N	N	N	Hospital/health care facility	P	P	N	P	P	P	P	P	P
N	N	N	P	N	N	Hotel/motel/inn	E	P	P	P	P	P	N	N	E
N	N	N	N	E	E	Laundromat	P	P	N	P	P	P	P	P	P
N	N	N	N	E	E	Personal service shop	P	P	P	P	P	P	N	N	E
N	N	N	N	N	N	Professional office	P	P	P	P	P	P	P	P	P
N	N	N	N	N	N	Trades shop/repair	E	E	N	P	P	P	N	N	P
E	E	N	N	N	N	Veterinary/kennel/comm. breeding	E	E	N	P	P	P	N	N	N
RR1	RR2	RS	SFR	RG	RA	RECREATION/SPORTS/ENTERTAINMENT USES	P	CR	DR	BC	C	BCI	IP	I	AI
N	N	N	N	N	N	Amusement arcade	N	P	P*	P	P	P	N	N	E
N	N	N	N	N	N	Amusement park	N	P	N	N	E	N	N	N	N
C	C	C	N	N	N	Arts center	C	P	P	P	P	P	N	N	N
E	E	N	E	N	N	Campground, RV/tent	N	P	N	N	N	N	N	N	N
N	N	E	E	N	N	Conference center	N	P	P	P	P	P	N	N	N
C	C	C	N	N	N	Equestrian stable/center	N	C	N	N	N	N	N	N	N
N	N	N	N	N	N	Indoor recreational facility	N	P	P	P	P	P	P	P	P
N	N	N	N	N	N	Movie theater, including drive-in	N	P	P*	P	P	P	N	N	N
N	N	N	N	N	N	Nightclub/dance hall	N	P	P	P	P	P	N	N	N

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E	E	E	E	N	N	Outdoor recreational facility						N	P	N	E	P	E	P	P	N	N
N	N	N	N	N	N	Private club ¹						E	P	P	P	P	P	P	N	N	N
¹ [NOTE: Permitted as an accessory use to other permitted uses in this category]																					
RR1	RR2	RS	SFR	RG	RA	WATER-RELATED/DEPENDENT USES						P	CR	DR	BC	C	BCI	IP	I	AI	
E	N	N	P	N	N	Commercial beach						N	P	N	N	N	N	N	N	N	N
N	N	N	N	N	N	Dry slips						N	C	N	N	C	N	C	P	P	
E	N	N	E	N	N	Marina/yacht club						N	C	N	N	C	C	N	C	N	
N	N	N	N	N	N	Watercraft long term storage						N	C	N	N	C	N	P	P	P	
E	N	N	E	N	N	Marine vehicle sales and service						N	P	C*	E	P	P	N	P	N	
E	N	N	P	N	N	Watercraft launch/rental						N	P	C*	P	P	P	N	P	N	
N	N	N	N	N	N	Watercraft repair/building						N	P	N	N	P	P	P	P	P	

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RR1	RR2	RS	SFR	RG	RA	COMMERCIAL AND INDUSTRIAL						P	CR	DR	BC	C	BCI	IP	I	AI	
N	N	N	N	N	N	Commercial printing/photographic processing						N	E	N	P	P	P	P	P	P	
N	N	N	N	N	N	Dry cleaning establishment						N	N	N	P	P	P	P	P	P	
N	N	N	N	N	N	Fuel, wholesale/bulk storage and sales						N	N	N	E	E	E	P	P	P	
N	N	N	N	N	N	Indoor storage, self-service						E	P	N	P	P	P	P	P	P	
N	N	N	N	N	N	Lumber yard/construction yard						N	N	N	E	E	E	P	P	N	
N	N	N	N	N	N	Manufacturing						N	N	N	N	N	P	P	P	P	
N	N	N	N	N	N	Packaging and processing						N	N	N	E	P	P	P	P	P	
N	N	N	N	N	N	Product assembly/testing						N	N	N	E	P	P	P	P	P	
N	N	N	N	N	N	Research and development						E*	N	P*	E*	P*	P*	P	P	P	
N	N	N	N	N	N	Warehouse						N	N	N	C	C	P	P	P	P	
N	N	N	N	N	N	Wholesale distribution center						N	N	N	C	C	P	P	P	P	
RR1	RR2	RS	SFR	RG	RA	TRANSPORTATION						P	CR	DR	BC	C	BCI	IP	I	AI	
E	E	N	N	N	N	Airport/heliport						N	N	N	N	E	P	E	E	N	
N	N	N	N	N	N	Car wash/detailing						N	P	N	N	P	P	N	N	N	
N	N	N	E	N	N	Commercial parking garage or lot						E	P	C*	P	P	P	E	E	E	
N	N	N	N	N	N	Salt storage shed						N	E	N	E	E	P	P	P	P	
N	N	N	N	N	N	Taxi service						N	P	P	P	P	P	P	P	P	
E	E	E	E	E	E	Transit station						P	P	C	P	P	P	P	P	P	
N	N	N	N	N	N	Truck Rental Establishment						P	N	P	P	P	P	P	P	P	

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RR1	RR2	RS	SFR	RG	RA	TRANSPORTATION (continued)						P	CR	DR	BC	C	BCI	IP	I	AI	
N	N	N	N	N	N	Truck terminal						N	N	N	N	E	P	P	P	P	P
N	N	N	N	N	N	Vehicle dealership, sales and service						N	E	N	N	P	P	N	N	E	E
N	N	N	N	N	N	Vehicle major service						N	N	N	N	P	P	P	P	P	E
N	N	N	N	N	N	Vehicle fueling center/light service						N	C	N	C	C	P	N	N	N	N
N	N	N	N	N	N	Vehicle Rental Establishment						P	N	P	P	P	P	P	P	P	P
N	N	N	N	N	N	Vehicle salvage yard/wrecking						N	N	N	N	N	P	E	E	E	E
N	N	N	N	N	N	Vehicle storage, long-term						N	N	N	N	E	P	E	E	E	E
RR1	RR2	RS	SFR	RG	RA	GOVERNMENTAL AND PUBLIC SERVICES						P	CR	DR	BC	C	BCI	IP	I	AI	
E	E	E	N	N	N	Communications tower						N	E	N	N	N	E	E	E	E	P
C	C	C	C	C	C	Laconia municipal government uses or facilities						C	C	C	C	C	C	C	C	C	C
E	E	E	E	E	E	Power generation facility						E	E	E*	E	P	E	P	P	P	P
E	E	E	E	E	E	Utility						E	E	N	E	P	E	P	P	P	P
RR1	RR2	RS	SFR	RG	RA	LAND EXTENSIVE USES						P	CR	DR	BC	C	BCI	IP	I	AI	
P	P	N	N	N	N	Agriculture, including livestock						N	P	N	N	N	N	N	N	N	P
P	P	N	N	N	N	Agriculture/greenhouse, excluding livestock						N	P	N	N	N	N	N	P	P	P
E	E	E	E	E	E	Cemetery						E	E	N	N	N	N	N	N	N	N
E	N	N	N	N	N	Earth materials processing/sawmill						N	N	N	N	N	N	N	N	E	E

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E	N	N	N	N	N	Excavation						N	N	N	N	N	N	N	N	E	E
P	P	P	N	N	N	Forestry						N	P	N	N	N	N	N	P	P	P
N	N	N	N	N	N	Junkyards						N	N	N	N	N	N	N	N	C	C
N	N	N	N	N	N	Landfill/resource recovery facility						N	N	N	N	N	N	N	N	C	C
RR1	RR2	RS	SFR	RG	RA	NONRESIDENTIAL ACCESSORY USES						P	CR	DR	BC	C	BCI	IP	I	AI	
N	N	N	N	N	N	Accessory docks						N	P	P	P	P	P	N	P	N	N
E	E	E	E	E	E	Building						P	P	P	P	P	P	P	P	P	P
P	P	P	P	P	P	Day care/nursery						P	P	P	P	P	P	P	P	P	P
N	N	N	E	N	N	Drive-through						E	P	N	E	P	E	P	P	P	P
N	N	N	N	N	N	Employee amenities						P	P	P	P	P	P	P	P	P	P
N	N	N	N	N	N	Outdoor storage						N	P	N	P	P	P	P	P	P	P
N	N	N	N	N	N	Retail outlet to industrial use						N	N	N	N	N	P	P	P	P	P
N	N	N	E	N	N	Take-out window						P	P	P	P	P	P	P	P	P	P
N	N	N	N	N	N	Storage containers						N	P*	N	N	P*	N	P*	P*	P*	P*
N	N	N	N	N	N	Storage trailers						N	N	N	N	N	N	P*	P*	P*	P*

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