

16,000+/-
Cars Per Day

979 Union Ave., Laconia

INVESTMENT OPPORTUNITY

FOR SALE
\$310,000

- 2,880+/- SF
- 2 Commercial Units
- 325+/- FT on Union Ave.
- Great Visibility!



WEEKS
COMMERCIAL

350 Court St., Laconia, NH 03246

www.weekscommercial.com

Call Warren Clement
Sales Associate

603.528.3388 ext. 306

603.520-7650 (cell)

email: wcclement@weekscommercial.com



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979 Union Ave.

Excellent Union Avenue location directly across from Irwin Marine and Paugus Bay in the center of commercial activity. Many franchise businesses nearby, and a daily traffic count of 16,000+/- cars. The 2,800+/- SF building has two self-contained units. Unit #1, on the left, has 1,680+/- SF and was laid out for a restaurant (see photos), with two bathrooms. Unit #2, on the right, has 1,200+/- SF, one bathroom, wide open without any center supports and is ready to go! Parking is not a problem, all 20+/- spaces are in the front and on both sides of the building, with 325+/- FT of road frontage on Union Ave. Both units have their own HVAC & electric services, however, do share one water meter. The current owners purchased the property in 1986 and have taken great care of the building. Lots of improvements have been made such as a new roof was installed in 2010, freshly painted, updated windows and the parking lot is striped and in great shape!



Unit #1



Unit #2

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Property Details

<u>SITE DATA</u>	
Zoning	Urban Commercial
Traffic Count	16,000

<u>SERVICE DATA</u>	
Heat	Natural Gas
A/C	Yes
Water/Well	Public Water
Sewer/Septic	Public Sewer

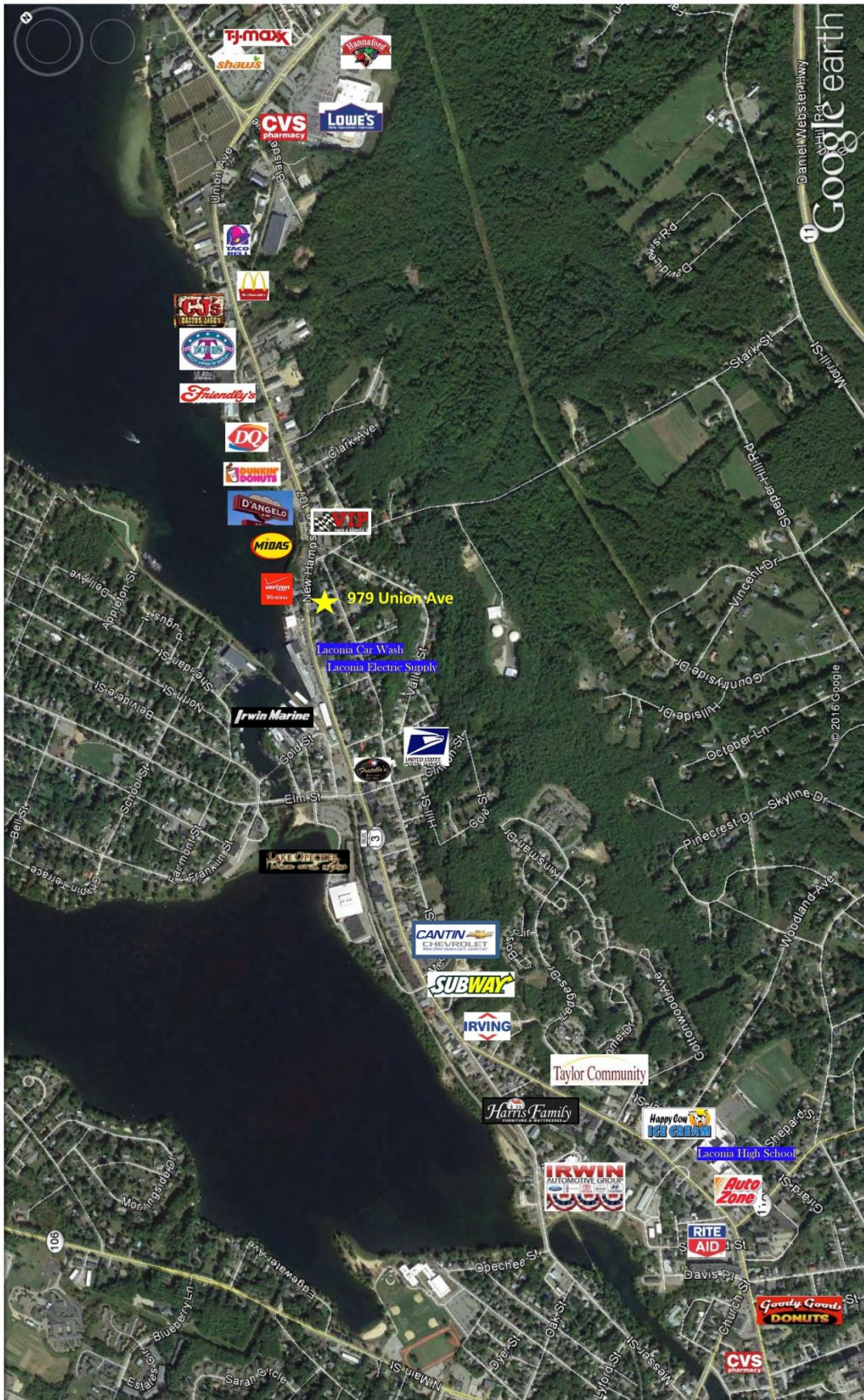
<u>TAX DATA</u>	
Taxes	\$5,823
Tax Year	2019
Tax Map/Lot No.	349/220/2
Current Tax Rate/1000	\$20.59
Land Assessment	\$105,900
Building Assessment	\$176,900
Total Assessed Value	\$282,800

<u>PROPERTY DATA</u>	
Lot Size	0.82+/- Acre
Frontage	325 FT on Union Ave.
Parking Spaces	10 – 20 Spaces – Paved
Total SF	2,880+/- SF
Number of Floors	1

<u>CONSTRUCTION</u>	
Exterior	Block, Wood Siding
Roof Type/Age	Asphalt Shingle
Foundation	Slab
Year Built	1972

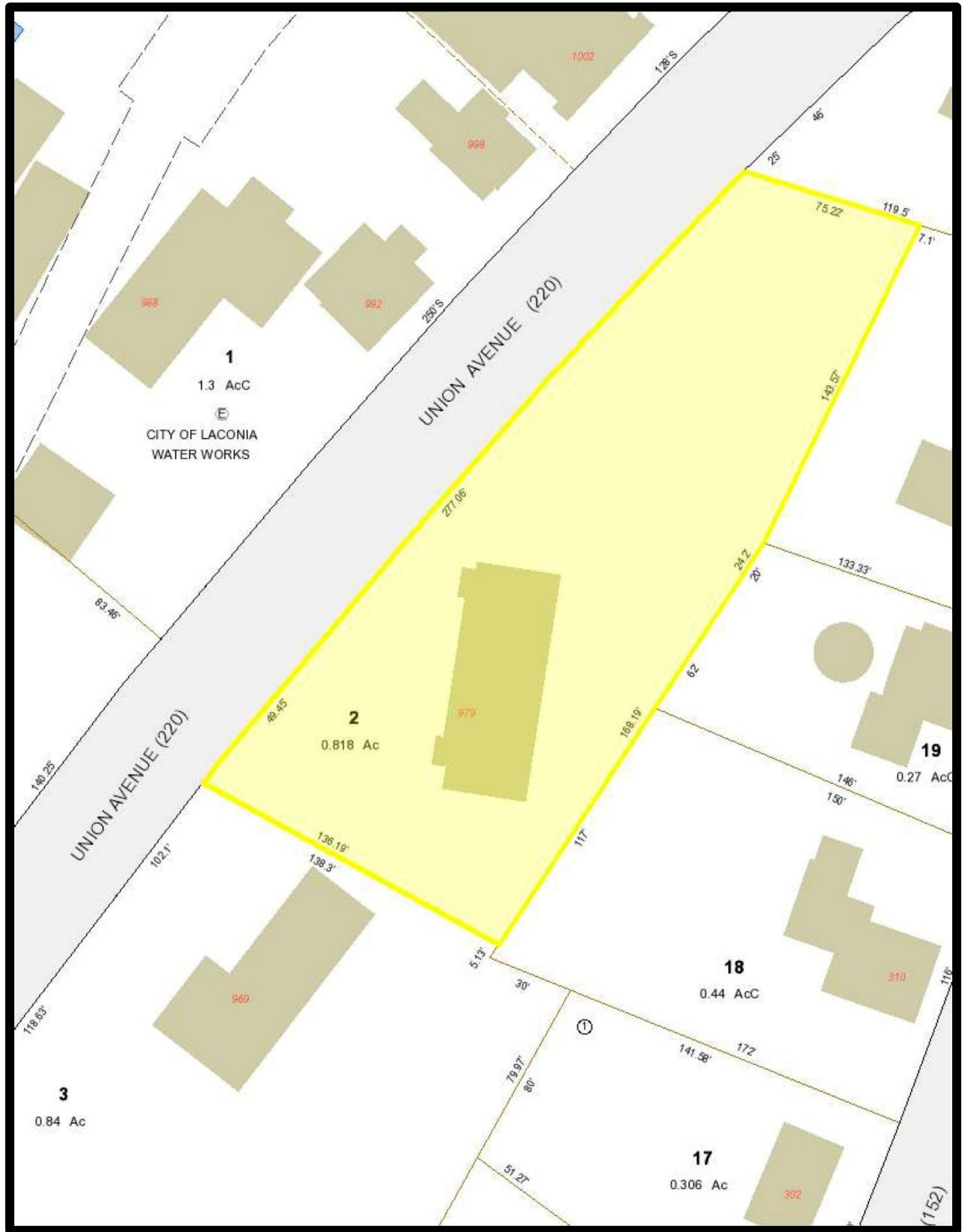
<u>OTHER DATA</u>	
Deed Reference	Deed Book 0964, Page 0564

Google Map



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Tax Map



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Permitted Uses

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; 3-9-2015 by Ord. No. 01.2015.01; 5-8-2017 by Ord. No. 2017-235-04; 6-26-2017 by Ord. No. 2017-235-05; by Ord No. 2019-235]

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

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RR1-Rural Residential 1	RA-Residential Apartment	
RR2-Rural Residential 2	P-Professional	IP-Industrial Park
RS-Residential Single Family	UC-Urban Commercial	I-Industrial
SFR-Shorefront Residential	CR-Commercial Resort	AI-Airport Industrial
RG-Residential General	C-Commercial	

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

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RR1	RR2	RS	SFR	RG	RA	EDUCATION/CULTURAL USES	P	CR	UC	C	IP	I	AI
E	E	E	E	N	N	Library/museums/gallery	P	P	P	P	N	N	N
E	E	E	P	P	P	Place of worship, including associated residential	P	P	P	P	N	N	N
E	E	E	E	E	E	Preschool/kindergarten	P	E	E	E	E	E	E
E	E	E	E	N	N	School, trade/vocational	P	E	P*	P*	E	E	E
E	E	E	E	P	P	School, college/university/community college	N	E	C	C	N	N	E
E	E	E	E	P	P	School, elementary/secondary	N	E	E	E	N	N	E
RR1	RR2	RS	SFR	RG	RA	BUSINESS	P	CR	UC	C	IP	I	AI
N	N	N	N	N	N	Eating and drinking place	P	P	P	P	E	E	E
N	N	N	N	N	N	Flea/farmer's market	E	C	P*	P*	N	N	N
E	E	E	P	E	E	Neighborhood store	E	P	P	P	E	E	E
N	N	N	N	N	N	Retail sales	E	P	P	P	N	N	E
N	N	N	N	N	N	Sexually oriented business	N	N	P*	P*	N	N	N
N	N	N	N	N	N	Shopping center/mall	N	P	P	P	N	N	N
RR1	RR2	RS	SFR	RG	RA	SERVICE	P	CR	UC	C	IP	I	AI
E	E	E	E	E	E	Artist/craftsman studio	P	P	P	P	N	N	N
C	C	C	C	C	C	Day care/day nursery	C	C	C	C	C	C	C
N	N	N	N	N	N	Equipment/appliance repair/service	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
N	N	N	N	E	E	Funeral establishment - mortuary	P	N	P	P	N	N	N
N	N	N	N	N	N	Alternative treatment center/cultivation site	N	N	N	N	C	C	C

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

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E	E	E	E	N	N	Outdoor recreational facility	N	P	E	E	P	P	N
N	N	N	N	N	N	Private Club ¹	E	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	UC	C	IP	I	AI
E	N	N	P	N	N	Commercial beach	N	P	N	N	N	N	N
N	N	N	N	N	N	Dry slips	N	C	C	C	C	P	P
E	N	N	E	N	N	Marina/yacht club	N	C	C	C	N	C	N
N	N	N	N	N	N	Watercraft long term storage	N	C	C	C	P	P	P
E	N	N	E	N	N	Marine vehicle sales and service	N	P	P*	P*	N	P	N
E	N	N	P	N	N	Watercraft launch/rental	N	P	P*	P*	N	P	N
N	N	N	N	N	N	Watercraft repair/building	N	P	E	E	P	P	P

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

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

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

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