

WEEKS COMMERCIAL

FOR LEASE

Great wide open space for any retail or office application



61 Beacon Street West, Laconia
Unit 2 at Streetcar Place

- * \$1,500 per month, most everything included
- * 1,900 Square Feet of professional/retail space
- * Ample Parking and Signage
- * Bank of New Hampshire and access to Main St across the street



Kevin Sullivan
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Cell: 603.630.3276
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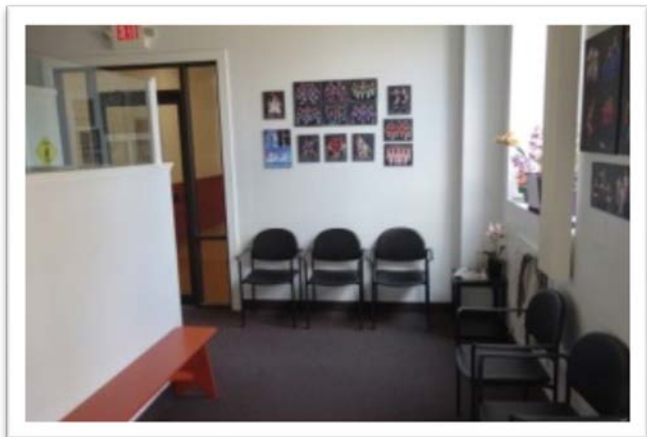
Weeks Commercial, 350 Court Street, Laconia, NH 03246

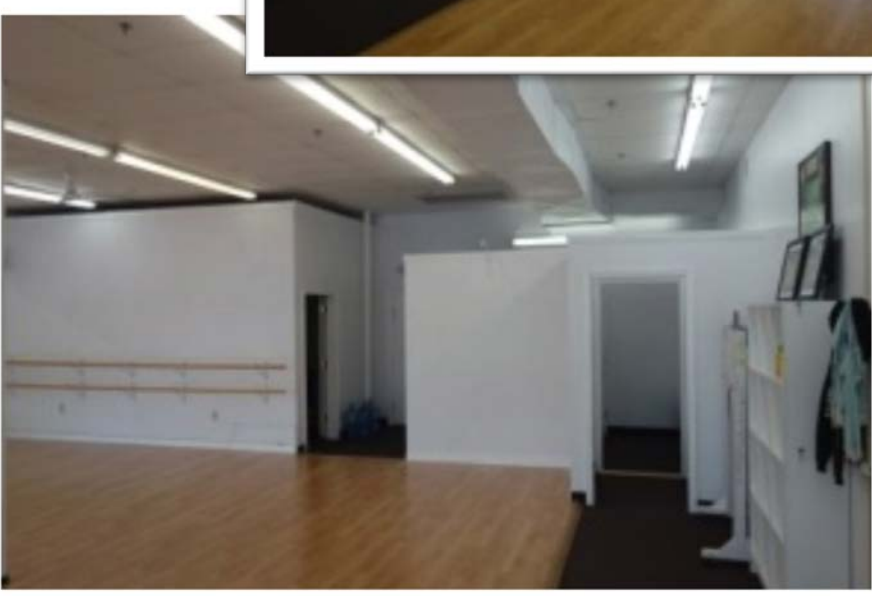
www.weeksccommercial.com

This turn of the century landmark building has been meticulously renovated over the years to accommodate office/retail businesses. Situated in the heart of downtown Laconia, the property was initially utilized in the construction of street cars and railroad cars. Beginning in the 1980s the owner began updating the property, which continued into 2005. The present owner has installed a new heating system, sprinkler system, water main and HVAC units. Additionally, the bathrooms have been remodeled, lighting fixtures improved, and the parking lot resurfaced. The building has a total of 32,844 square feet with parking for 110 cars.

This 1900 square foot unit has most recently been home to a dance studio, and features wide open space perfect for any retail application. Ownership would entertain a contribution towards renovation for office or another use to a qualified tenant.

The property includes a varied tenant mix, excellent exposure, and convenient access. Join other Tenants such as, the NH State Department of Administrative Services, Hector's Fine Food and Spirits, Beyond the Fringe Hair Salon, Winnisquam Printing and Allstaff Corporation.





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PROPERTY INFORMATION

ZONING/TRAFFIC	
Zoning	DRD
Traffic Count	6,300 +/- cars per day
Road Frontage	588
Location	Downtown River District

SERVICE DATA	
Heat	Natural Gas
Water/Well	Public
Sewer/Septic	Public

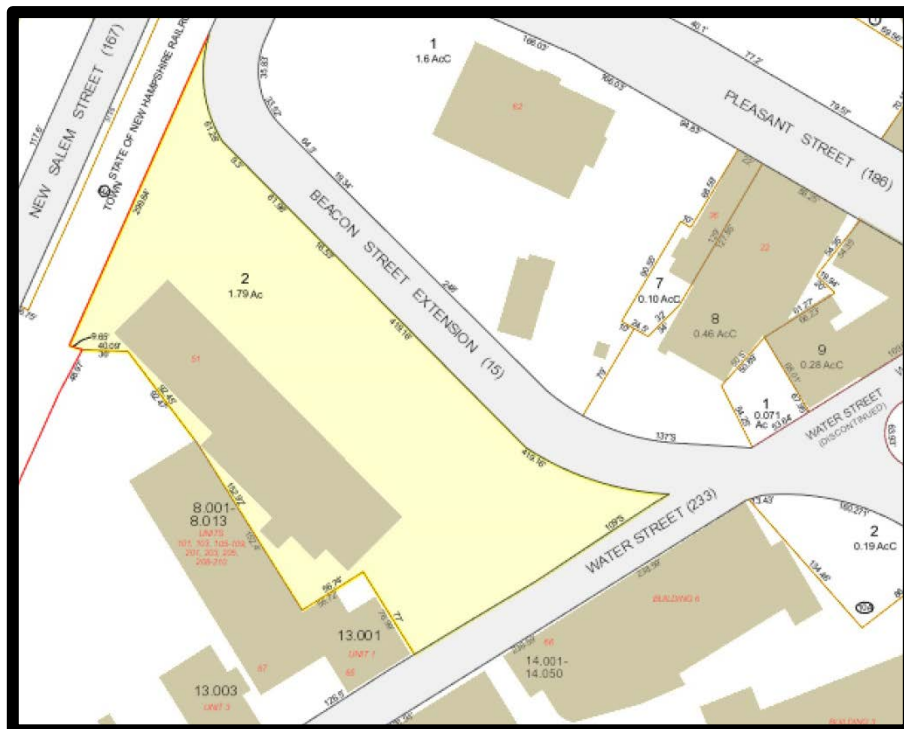
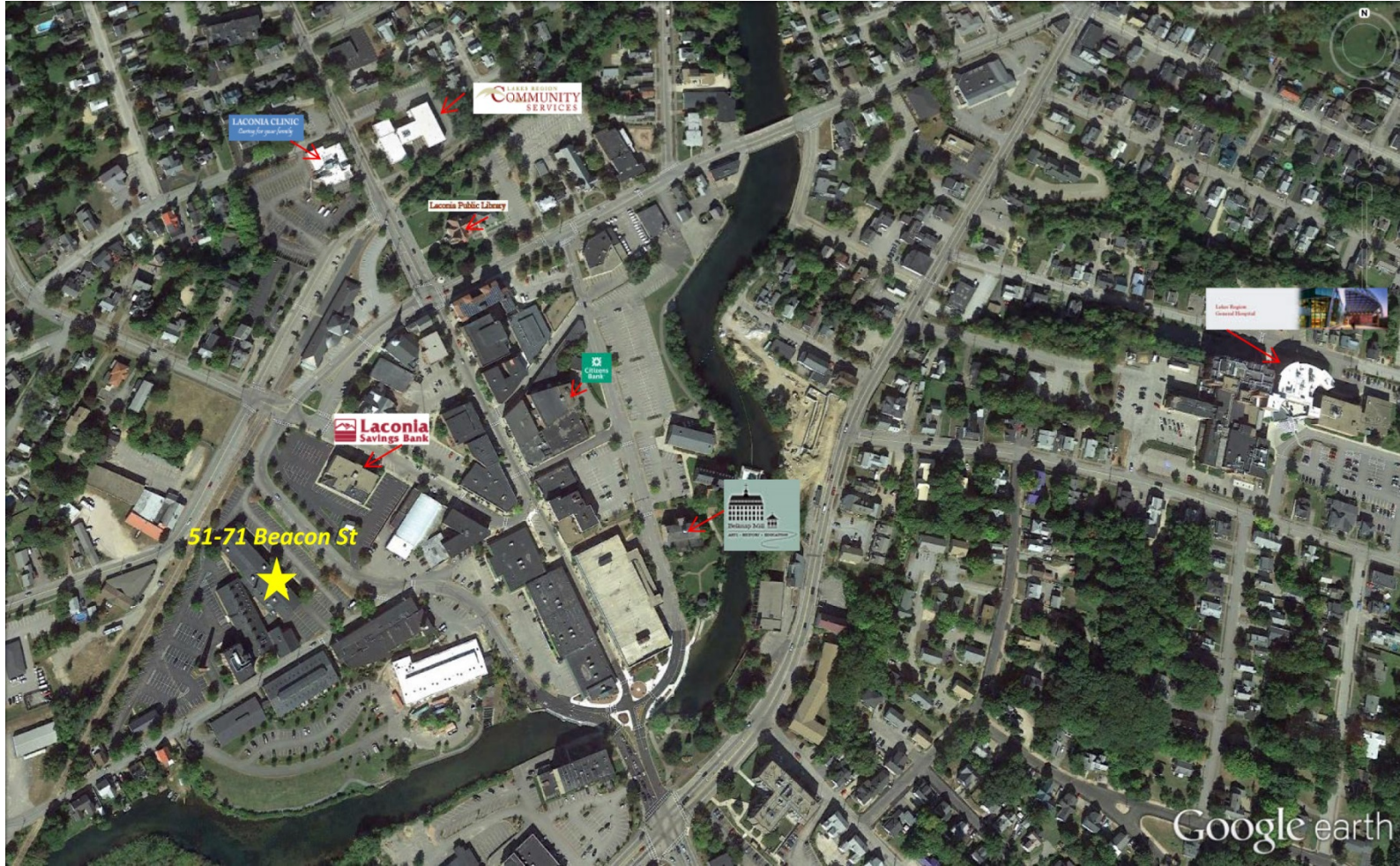
TAX DATA	
Taxes	n/a
Tax Year	2016
Tax Map/Lot No.	423 15 2
Current Tax Rate/1000	22.20

PROPERTY DATA	
Lot Size	1.79 Acres
Total Available Sq. Footage	1900+/-
Number of Units	1
Number of Floors	1

CONSTRUCTION	
Basement	n/a
Construction	Masonry, Steel Frame, Other
Roof Type	Membrane
Year Built	190

LAND DATA	
Topography	Level
Book/Page	1989/0920

LOCATOR MAPS



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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 | RA-Residential Apartment | DR-Downtown Riverfront |
| RR2-Rural Residential 2 | P-Professional | CR-Commercial Resort |
| RS-Residential Single Family | BC-Business Central | IP-Industrial Park |
| SFR-Shorefront Residential | BCI-Business Central Industrial | I-Industrial |
| RG-Residential General | C-Commercial | AI-Airport Industrial |

LACONIA CODE

Table I
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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RR1	RR2	RS	SFR	RG	RA	RECREATION/SPORTS/ENTERTAINMENT USES (continued)									
P	CR	DR	BC	C	BCI	IP	I	AI							
E	E	E	E	N	N	N	P	N	E	P	E	P	P	N	
N	N	N	N	N	N	N	E	P	P	P	P	N	N		
[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	N	P	N	N	N	N	N	N		
N	N	N	N	N	N	N	N	C	N	C	N	C	P		
E	N	N	E	N	N	N	N	C	C	N	C	C	N		
N	N	N	N	N	N	N	N	C	N	C	N	P	P		
E	N	N	E	N	N	N	N	P	C*	E	P	P	N		
E	N	N	P	N	N	N	N	P	C*	P	P	P	N		
N	N	N	N	N	N	N	N	P	N	P	P	P	P		

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P	CR	DR	BC	C	BCI	IP	I	AI							
N	N	N	N	N	N	N	N	E	N	P	P	P	P		
N	N	N	N	N	N	N	N	N	N	P	P	P	P		
N	N	N	N	N	N	N	N	N	N	E	E	E	P		
N	N	N	N	N	N	N	N	E	P	P	P	P	P		
N	N	N	N	N	N	N	N	N	N	E	E	E	P		
N	N	N	N	N	N	N	N	N	N	N	N	P	P		
N	N	N	N	N	N	N	N	N	N	E	P	P	P		
N	N	N	N	N	N	N	N	N	N	E	P	P	P		
N	N	N	N	N	N	N	N	E*	N	P*	E*	P*	P		
N	N	N	N	N	N	N	N	N	N	N	C	C	P		
N	N	N	N	N	N	N	N	N	N	N	C	C	P		
RR1	RR2	RS	SFR	RG	RA	TRANSPORTATION									
P	CR	DR	BC	C	BCI	IP	I	AI							
E	E	N	N	N	N	N	N	N	N	N	E	P	E		
N	N	N	N	N	N	N	N	P	N	N	P	N	N		
N	N	N	E	N	N	N	N	E	P	C*	P	P	E		
N	N	N	N	N	N	N	N	N	E	N	E	P	P		
N	N	N	N	N	N	N	N	N	P	P	P	P	P		
E	E	E	E	E	E	E	E	P	P	C	P	P	P		
N	N	N	N	N	N	N	N	P	N	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	E	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	P	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	P	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	N	P*	P*	P*

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