

50 Year Established Plumbing & Heating Business For Sale \$620,000



Don Morin Assoc. Inc. Plumbing & Heating 97 New Salem St., Laconia

- ❖ ***2,850 Customers in Database***
- ❖ ***10 FT Drive in Door***
- ❖ ***2 Buildings***
- ❖ ***3 Vans / 1 Pick Up Truck***



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Laconia, NH 03246
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Kevin Sullivan
Sales Associate

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97 New Salem St., Laconia

Long established Plumbing and Heating business with impeccable reputation for sale. Founded in 1969, and still run by the founder every day, but at 82, it's time to retire! The existing and loyal customer list makes this acquisition an immediate success. Over 2,850 customers in the customer data base, and over 850 transactions were invoiced in 2016. The company handles residential and commercial plumbing and heating needs. The business is based on repairs and service and has been for the 48 years in business. In this market, the company is the number one contractor in water heater sales at FW Webb. It also offers a very solid commercial customer base, including all Cumberland Farms and Taco Bell stores in NH, and Dunkin Donuts stores in this market. This built in volume awaits the next operator of this business, who values quality service. Two plumbers and an apprentice are all on board, and awaiting the next challenge. Two journey man plumbers with 5 years and 15 years' experience, one also has his gas license. All tools and inventory included in price. Business is valued at \$315,000, + \$80,000 vehicles, and \$225,000 in land & buildings. Transitional management is available to assist. Jump in and start making money day one! Business name, phone numbers, websites and customer lists included in the price. NDA required for release of information and financials.



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Property Details

<u>SITE DATA</u>	
Zoning	BCI
<u>SERVICE DATA</u>	
Heat	Propane/Forced Hot Water - Office Bldg
Water/Well	City
Sewer/Septic	City
Sprinkler	None
Air Conditioning	None
<u>TAX DATA</u>	
Taxes	\$4,998
Tax Year	2016
Tax Map/Lot No.	Map 433, Block 167, Lot 4
Current Tax Rate/1000	\$22.20
Land Assessment	\$51,400
Building(s) Assessment	\$173,300
Total Assessed Value	Entire Property - \$224,700
<u>PROPERTY DATA</u>	
Lot Size	0.48 Acres
Frontage	100 FT
Parking Spaces	11+/- Parking Spaces
Building (s) Square Footage	Office Bldg- 2,316 & Warehouse Bldg- 2,993
Number of Buildings	2
Number of Floors	1
<u>CONSTRUCTION</u>	
Exterior	Office Bldg -Vinyl Siding & Warehouse Bldg- Metal
Roof Type/Age	Metal
Foundation	Poured Concrete
Insulation	Yes
Year Built	Office Bldg-1920 & Warehouse Bldg-1970
<u>OTHER DATA</u>	
Deed	Deed Reference - Book 2142, Page 0508

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Google 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
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IP-Industrial Park
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LACONIA CODE

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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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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	Private club ¹					E	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	Dry slips					N	C	N	N	C	N	C	P	P
E	N	N	E	N	N	Marina/yacht club					N	C	C	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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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	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	P	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	E	E	E

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E	N	N	N	N	N	Excavation						N	N	N	N	N	N	N	E	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	C	C	C
N	N	N	N	N	N	Landfill/resource recovery facility						N	N	N	N	N	N	N	C	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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