

FIRST CLASS CONDOMINIUM UNIT *FOR SALE or LEASE*



32 Artisan Court, Laconia

**Unit #3 - \$129,900 or
\$1,500/mo/gross
1,000 SF**



350 Court Street
Laconia, NH 03246
Office: 603.528.3388
Cell: 603.630.3276

www.weekscommercial.com
Email: ksullivan@weekscommercial.com



Kevin Sullivan
Sales Associate

NOTICE: The information provided herein is believed to be accurate, but Weeks Commercial, its salespersons and employees do not warrant or guarantee its accuracy in case of error or mistake. Therefore, it is recommended that all information be verified, and that the professional advice of y and/or an accountant be sought before executing any contractual agreement.

Weeks Commercial is pleased to present this first class offering. Located next to the Laconia Airport, the property offers convenient access from Interstate 93, NH Route 3, and NH Route 11. Lake Winnepesaukee, lodging, restaurants, shopping, and year-round activity is just around the corner. This Class A property is a 1,000 SF upper level unit with finished office space, central air, and ample paved parking for over 50 cars.



Property Details

<u>SITE DATA</u>	
Zoning	Airport Industrial

<u>SERVICE DATA</u>	
Heat	FHA/Natural Gas
Electrical	3-Phase
Water/Well	Drilled Well
Sewer/Septic	Public Sewer
Sprinkler	Wet

<u>TAX DATA</u>	
Taxes	Entire Property - \$18,725
Tax Year	2016
Tax Map/Lot No.	Map257, Block 370, Lot 3
Current Tax Rate/1000	\$22.20
Land Assessment	\$78,200
Building Assessment (incl. outbuilding)	\$765,300
Total Assessed Value	Entire Property - \$843,500

<u>PROPERTY DATA</u>	
Lot Size	2.81 Acres
Frontage	100 feet on Artisan Court
Parking Spaces	52+- Paved Spaces
Building Square Footage	19,840
Number of Units	8
Number of Floors	2 (Upper Level Unit #3 Available)

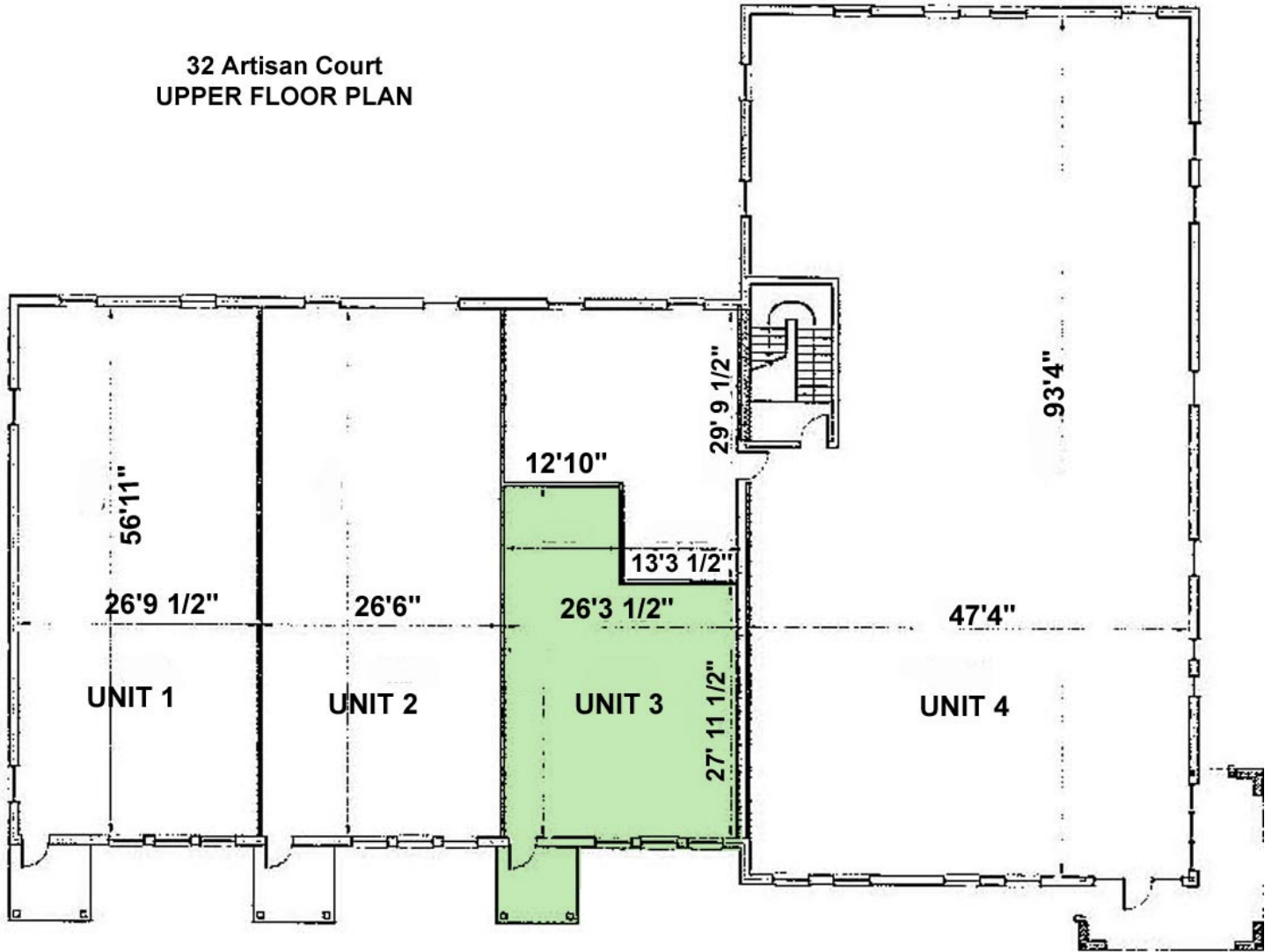
<u>CONSTRUCTION</u>	
Exterior	Brick, Glass
Roof Type/Age	Membrane
Foundation	Poured Concrete
Insulation	Yes
Year Built	2004

<u>LAND DATA</u>	
Site Plan	Attached
Easements	Per Deed
Topography	Gentle Slope

<u>OTHER DATA</u>	
	Deed Reference - Book 1950, Page 669

Upper Floor Plan - Unit #3

32 Artisan Court
UPPER FLOOR PLAN



Upper Floor Plan

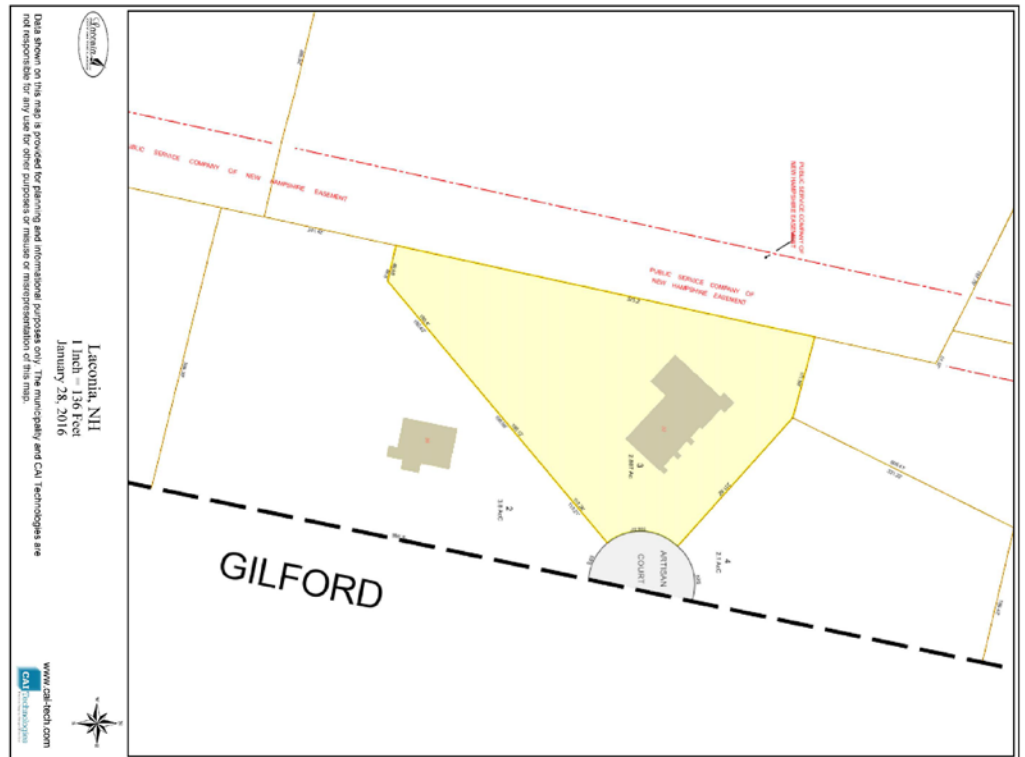
3/22' = 1'-0"

NOTICE: The information provided herein is believed to be accurate, but Weeks Commercial, its salespersons and employees do not warrant or guarantee its accuracy in case of error or mistake. Therefore, it is recommended that all information be verified, and that the professional advice of a lawyer and/or an accountant be sought before executing any contractual agreement.

Google Earth Map



Tax Map



NOTICE: The information provided herein is believed to be accurate, but Weeks Commercial, its salespersons and employees do not warrant or guarantee its accuracy in case of error or mistake. Therefore, it is recommended that all information be verified, and that the professional advice of y and/or an accountant be sought before executing any contractual agreement.

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	Combined dwelling unit(s)/business(es)	P	P	P	P	P	P	N	N	N
C	C	C	C	N	N	Manufactured housing park	N	C	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
N	N	N	P	P	P	Manufactured housing park	N	P	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	E	E	P	Multifamily dwelling	E	P	P	E	N	E	N	N	N
P	P	P	P	P	P	Single-family	P	P	P	P	P	P	N	N	N
N	N	N	P	P	P	Two-family dwelling	P	P	P	P	P	P	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
P	P	P	P	P	P	Building	P	P	P	P	P	P	N	N	N
P	P	P	P	P	P	Home occupation	P	P	P	P	P	P	N	N	N
P	P	E	E	N	N	Greenhouse	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

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
I-Industrial
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
P	P	E	P	P	P	Road side stand	P	P	N	P	P	P	N	N	N
P	P	P	P	P	P	Roomers, less than three	P	P	P	P	P	P	N	N	N
P	P	P	P	P	P	Shelter, emergency	P	P	N	P	P	P	P	P	P
P	P	P	E	N	N	Stable	N	E	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
P	P	P	P	P	P	Swimming pool	P	P	P	P	P	P	N	N	N
P	P	P	P	P	P	Yard sales	P	P	P	P	P	P	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
C	C	C	C	C	C	Bed-and-breakfast	C	C	P	P	P	P	N	N	N
N	N	N	P	E	E	Boarding/rooming/lodging house	E	P	E	E	E	E	N	N	N
E	E	E	E	P	P	Dormitory	N	E	C	N	E	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	E	P	Transitional housing	E	N	P	E	N	E	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
I-Industrial
AI-Airport Industrial

NOTICE: The information provided herein is believed to be accurate, but Weeks Commercial, its salespersons and employees do not warrant or guarantee its accuracy in case of error or mistake. Therefore, it is recommended that all information be verified, and that the professional advice of y and/or an accountant be sought before executing any contractual agreement.

ZONING

**Table I
Table of Permitted Uses
City of Laconia**

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	N
E	E	E	E	E	E	Preschool/kindergarten							P	E	N	N	E	N	E	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	E	P	P	School, college/university/community college							N	E	C	N	E	N	N	N	N	E
E	E	E	E	P	P	School, elementary/secondary							N	E	N	N	E	N	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	E
N	N	N	N	N	N	Flea/farmer's market							E	P	P*	P	P	P	N	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	N	E
N	N	N	N	N	N	Sexually oriented business							N	P	N	N	P	P	N	N	N	N
N	N	N	N	N	N	Shopping center/mall							N	P	P	P	P	P	N	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	N
C	C	C	C	C	C	Day care/day nursery							C	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	E
N	N	N	N	N	N	Financial institution or business office							P	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	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	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	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	N	E
N	N	N	N	N	N	Professional office							P	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	N	P
E	E	N	N	N	N	Veterinary/kennel/comm. breeding							E	E	N	P	P	P	N	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	N	E
N	N	N	N	N	N	Amusement park							N	P	N	N	E	N	N	N	N	N
C	C	C	N	N	N	Arts center							C	P	P	P	P	P	N	N	N	N
E	E	N	E	N	N	Campground, RV/tent							N	P	N	N	N	N	N	N	N	N
N	N	E	E	N	N	Conference center							N	P	P	P	P	P	N	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	N	Indoor recreational facility							N	P	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	N	Nightclub/dance hall							N	P	P	P	P	P	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 |

NOTICE: The information provided herein is believed to be accurate, but Weeks Commercial, its salespersons and employees do not warrant or guarantee its accuracy in case of error or mistake. Therefore, it is recommended that all information be verified, and that the professional advice of y and/or an accountant be sought before executing any contractual agreement.

**Table I
Table of Permitted Uses
City of Laconia**

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

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
I-Industrial
AI-Airport Industrial

LACONIA CODE

**Table I
Table of Permitted Uses
City of Laconia**

RR1	RR2	RS	SFR	RG	RA		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		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

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
I-Industrial
AI-Airport Industrial

NOTICE: The information provided herein is believed to be accurate, but Weeks Commercial, its salespersons and employees do not warrant or guarantee its accuracy in case of error or mistake. Therefore, it is recommended that all information be verified, and that the professional advice of y and/or an accountant be sought before executing any contractual agreement.

ZONING

**Table I
Table of Permitted Uses
City of Laconia**

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
N	N	N	N	N	N	Vehicle dealership, sales and service	N	E	N	N	P	P	N	N	E
N	N	N	N	N	N	Vehicle major service	N	N	N	N	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	Vehicle Rental Establishment	P	N	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
N	N	N	N	N	N	Vehicle storage, long-term	N	N	N	N	E	P	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	P
C	C	C	C	C	C	Laconia municipal government uses or facilities	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
E	E	E	E	E	E	Utility	E	E	N	E	P	E	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	N	N	N	N	Agriculture/greenhouse, excluding livestock	N	P	N	N	N	N	N	P	P
E	E	E	E	E	E	Cemetery	E	E	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

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	LAND EXTENSIVE USES (continued)	P	CR	DR	BC	C	BCI	IP	I	AI
E	N	N	N	N	N	Excavation	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
N	N	N	N	N	N	Junkyards	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	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
E	E	E	E	E	E	Building	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
N	N	N	E	N	N	Drive-through	E	P	N	E	P	E	P	P	P
N	N	N	N	N	N	Employee amenities	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
N	N	N	N	N	N	Retail outlet to industrial use	N	N	N	N	N	P	P	P	P
N	N	N	E	N	N	Take-out window	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*
N	N	N	N	N	N	Storage trailers	N	N	N	N	N	N	P*	P*	P*

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 |

NOTICE: The information provided herein is believed to be accurate, but Weeks Commercial, its salespersons and employees do not warrant or guarantee its accuracy in case of error or mistake. Therefore, it is recommended that all information be verified, and that the professional advice of y and/or an accountant be sought before executing any contractual agreement.