

# Great Visibility for your Business

903 Union Avenue/Route 3, Laconia NH

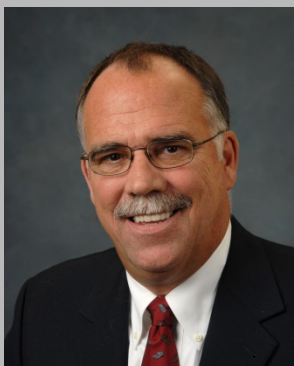
## \$169,900



*130 Ft Frontage*

*.52 Acres For Sale*

Located across from Irwin Marine



**WEEKS  
COMMERCIAL**

350 Court Street

Laconia, NH 03246

[www.weekscommercial.com](http://www.weekscommercial.com)

[ksullivan@weekscommercial.com](mailto:ksullivan@weekscommercial.com)

Kevin Sullivan  
Sales Associate

603-528-3388 ext. 305

603-630-3276

**Weeks Commercial is pleased to present this outstanding commercial land opportunity located in Laconia on busy Union Avenue. Laconia is the commercial center of New Hampshire's Lakes Region.**

**This .52 acre commercial lot is located on Union Ave/Route 3 in the heart of Laconia's retail / restaurant activity, with a daily traffic count of 16,000+- average cars per day. The parcel boasts approximately 130 feet of road frontage on Union Avenue. Great exposure! Across from Irwin Marine.**



# Property Details

Zoning	Commercial
Traffic Count	16,000
Elevators	0
Loading Docks/Doors	0
Site Status	Available

<b><u>SERVICE DATA</u></b>	
Heat	Gas at Street
Electrical	n/a
Water/Well	Public Water at Street
Sewer/Septic	Public Sewer at Street
Sprinkler (Type)	None
<b><u>TAX DATA</u></b>	
Taxes	\$872
Tax Year	2016
Tax Map/Lot No.	Map 350, Block 220, Lot 46
Current Tax Rate/1000	\$22.20
Land Assessment	\$39,300
Building Assessment	n/a
Total Assessed Value	\$39,300

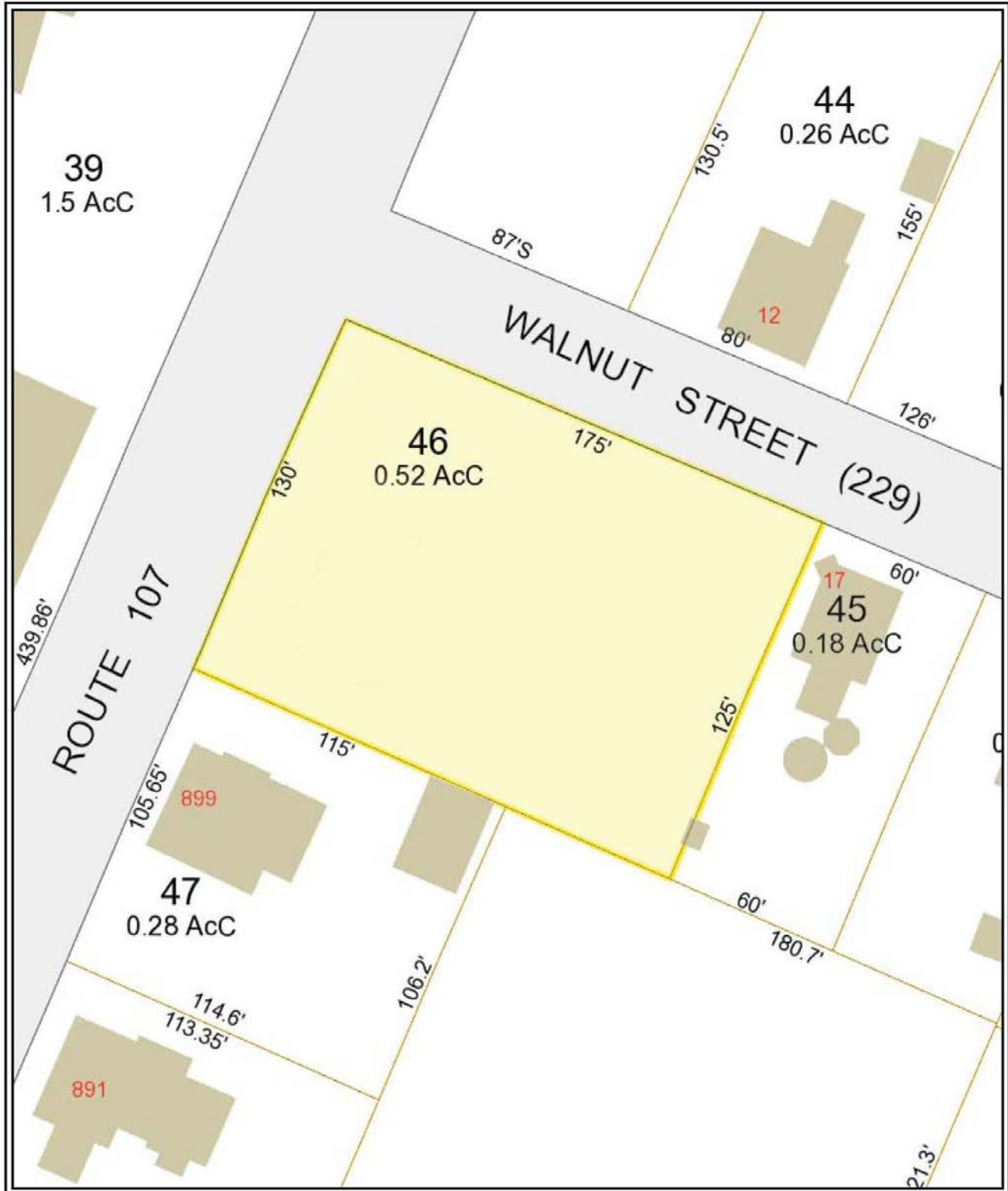
<b><u>PROPERTY DATA</u></b>	
Lot Size	.52 Acre
Frontage	130 ft. on Union Avenue
Number of Buildings	0
Building Square Footage	n/a
Number of Units	0
Number of Floors	0

<b><u>CONSTRUCTION</u></b>	
Exterior	n/a
Roof Type/Age	n/a
Foundation	n/a
Construction	n/a
Year Built	n/a

Deed Book 1629, Page 0074

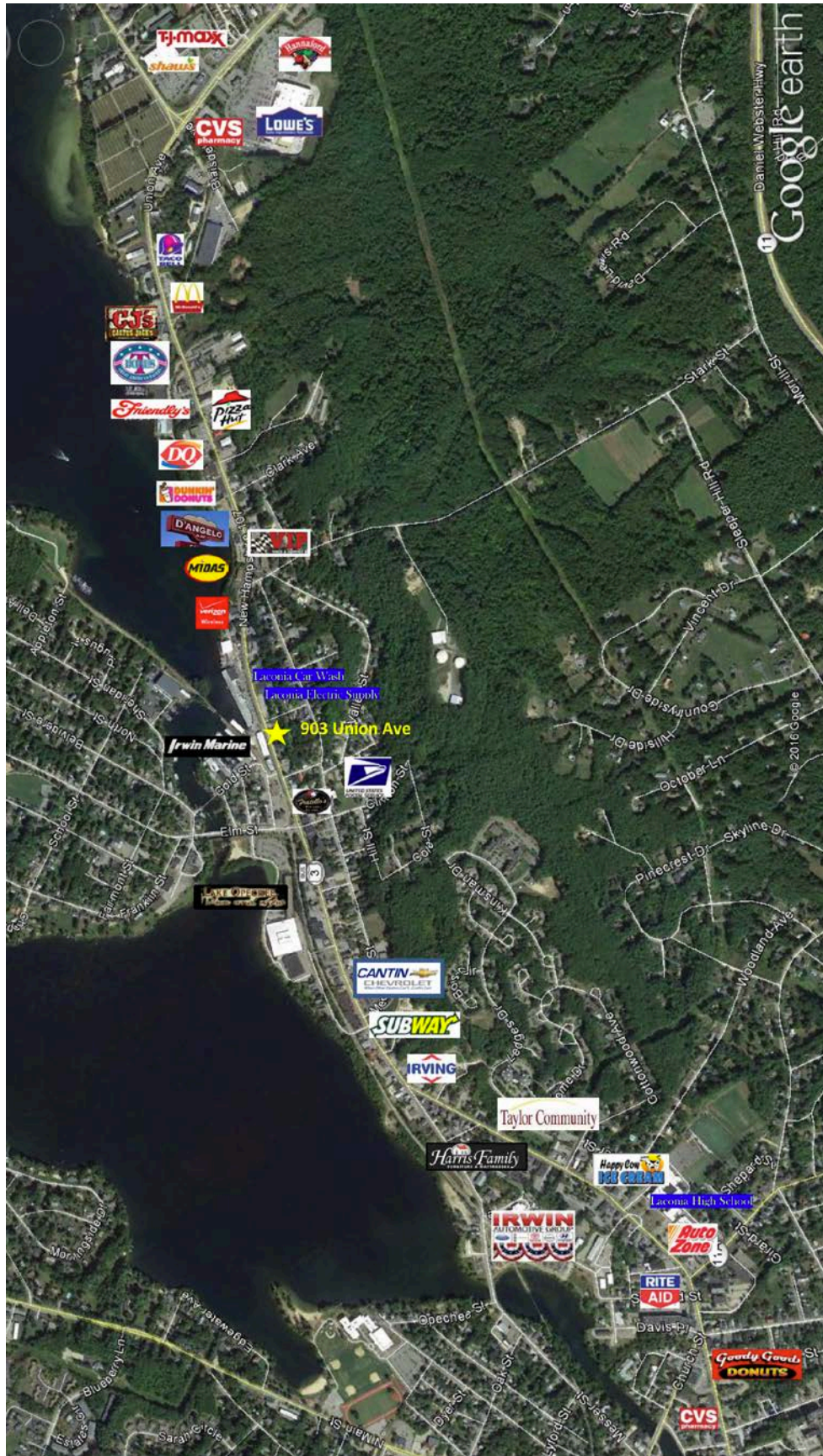
<b><u>LAND DATA</u></b>	
Site Plan	n/a
Easements	See Deed
Topography	Level

# Tax Map



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# Google Earth 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.

## 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	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	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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LACONIA CODE

**Table I  
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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	Outdoor recreational facility					N	P	N	E	P	E	P	P	N
N	N	N	N	N	N	Private club <sup>1</sup>					E	P	P	P	P	P	N	N	N
<sup>1</sup> [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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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	P	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

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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*

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