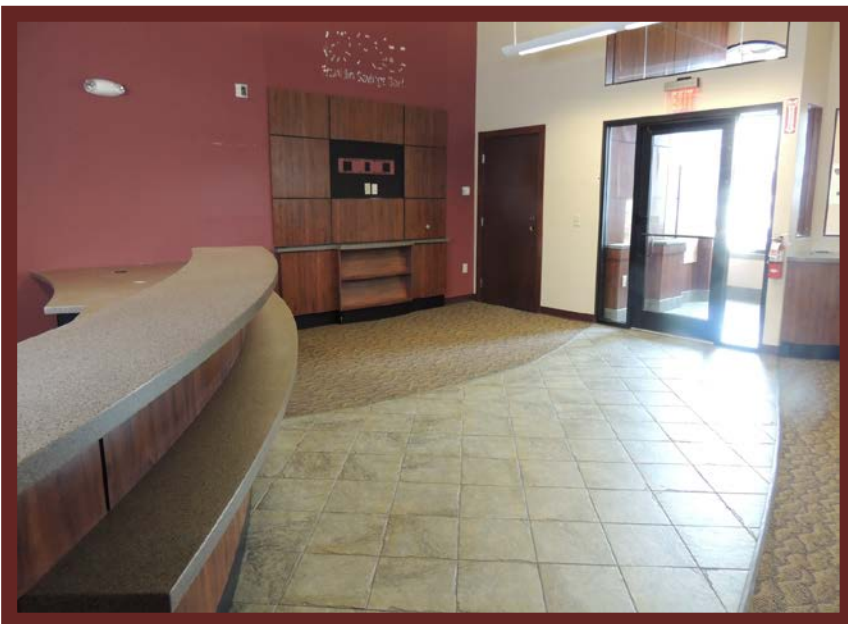


11 Veteran's Square, Laconia



Offered by:
Steve Weeks, Jr.
Broker/Owner
Weeks Commercial
350 Court St., Laconia, NH
603-528-3388 ext. 301
603-785-5811 Cell
sweeks@weekscommercial.com



For Lease

\$1,500
MO/NNN

*990 Square Feet

*Former Franklin Savings
Bank Branch Located in
the iconic Laconia
Railroad Station

*Great Visibility

*13,000 Cars Per Day

Weeks Commercial 350 Court St., Laconia NH 03246 www.weekscommercial.com

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Photos



Property Details

<u>SITE DATA</u>	
Zoning	Business Central
Traffic Count	13,000
Site Status	Available

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

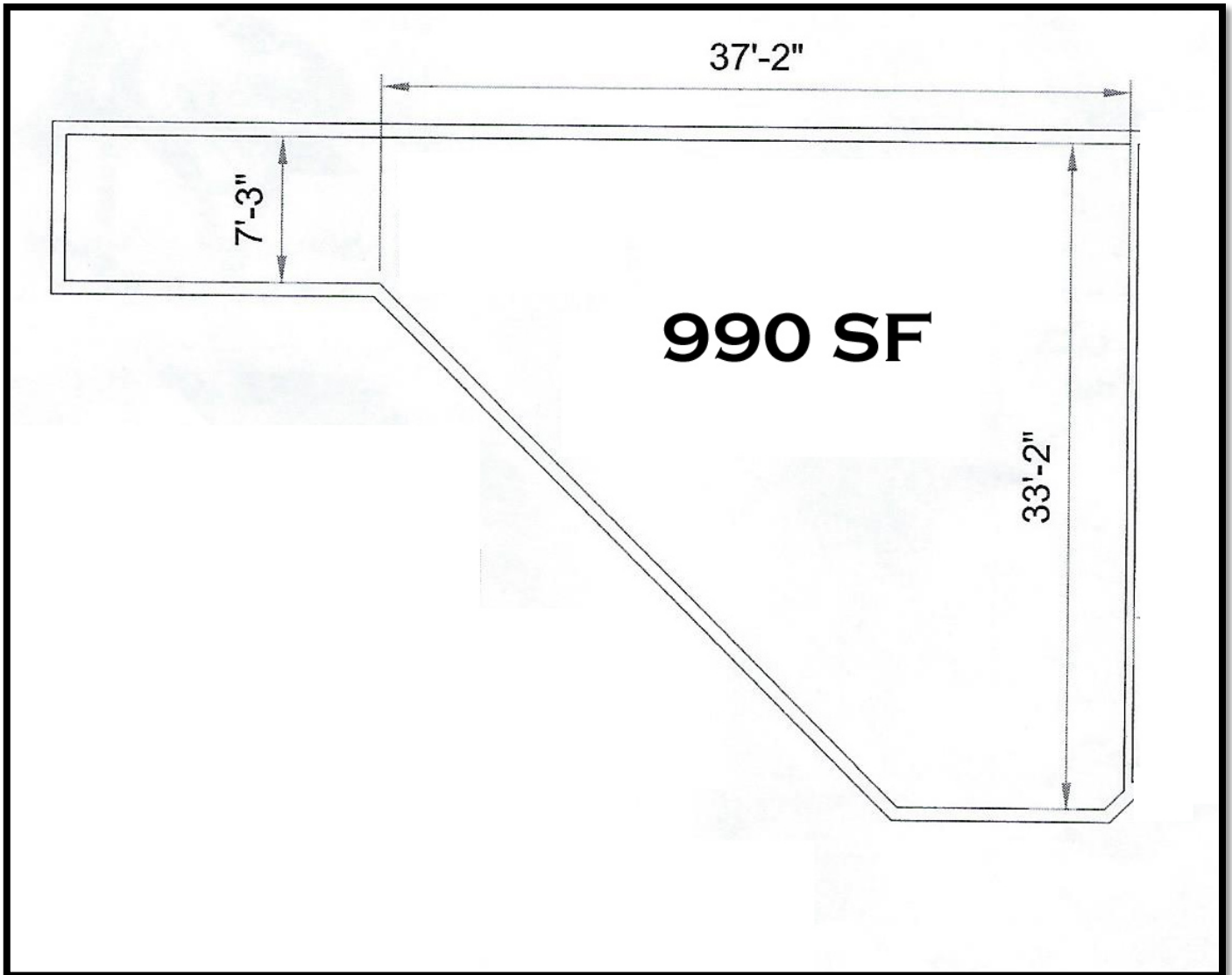
<u>TAX DATA</u>	
Taxes	\$2,246
Tax Year	2017
Tax Map/Lot No.	433/225/83/005
Current Tax Rate/1000	\$21.03
Total Assessed Value	\$106,800

<u>PROPERTY DATA</u>	
Lot Size	0.89 Acres
Frontage	309 FT on Veterans Square
Number of Parking Spaces	Shared Parking Lot
Square Feet Available	990 SF

<u>CONSTRUCTION</u>	
Exterior	Masonry
Roof Type	Slate
Foundation	Concrete Slab
Insulation	Yes
Year Built	1890

<u>OTHER DATA</u>	
Deed Reference	Book 2007 Page0358

Floor Plan



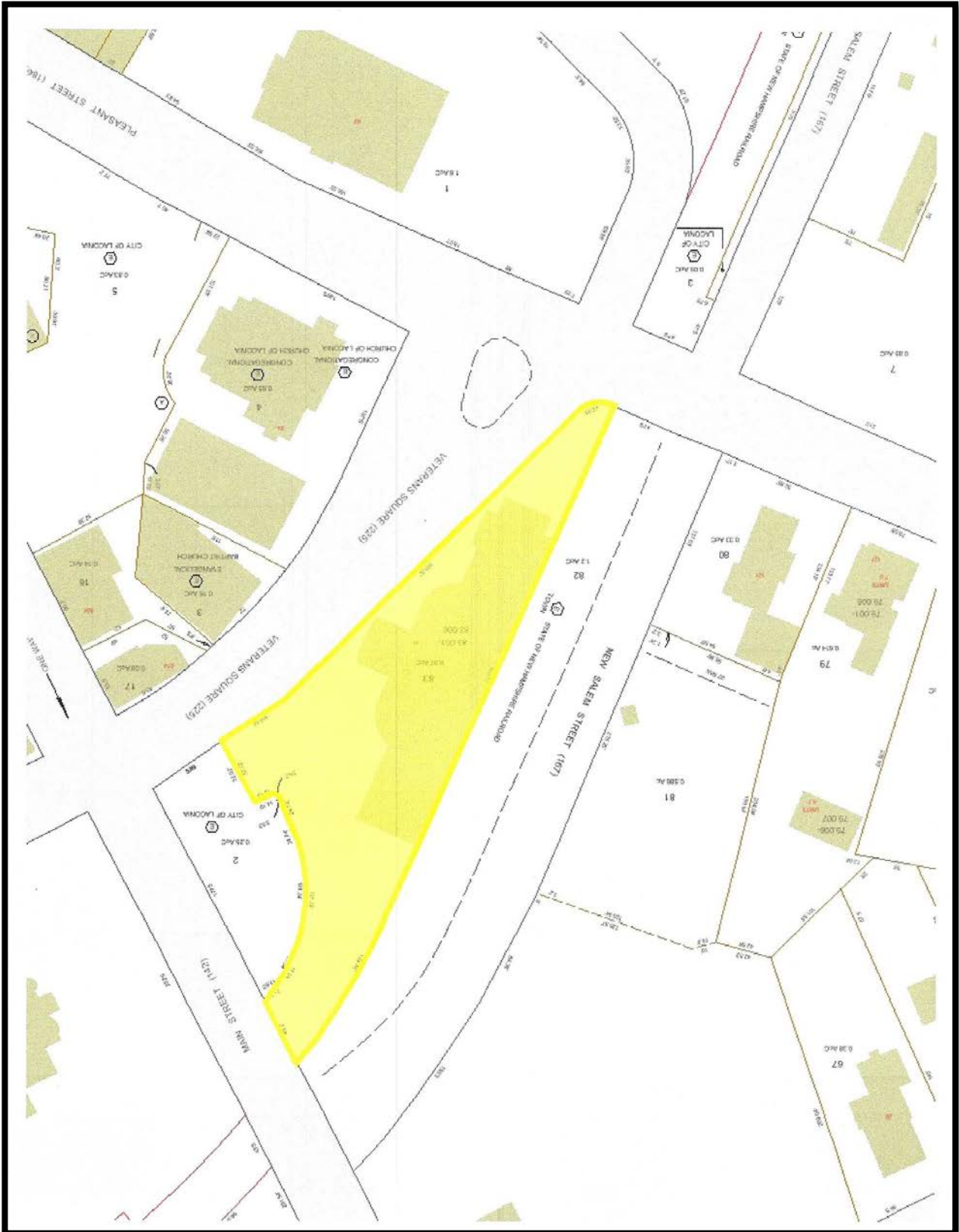
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Map



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Tax 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; 3-9-2015 by Ord. No. 01.2015.01 by Ord. No. 2017-235-04 by Ord. No. 2017-235-05]

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	N	N	N	N	N	N	N	N
P	P	P	P	P	P	Manufactured housing as emergency housing	P	N	N	P	P	P	P	P	P
C	C	C	C	N	N	Manufactured subdivision	N	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
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
E	E	E	E	E	E	Accessory Dwelling Unit	E	C	E	E	E	E	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	C	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
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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	E	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	P	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

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ZONING

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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	P	P	P	Place of worship, including associated residence	P	P	P	P	P	P	N	N	N
E	E	E	E	E	E	Preschool/kindergarten	P	E	N	N	E	N	E	N	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	C	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	N	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
N	N	N	N	N	N	Alternative treatment center/cultivation site	N	N	N	N	N	N	C	C	C

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06 - 19 - 2017

**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	N	P	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	C	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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ZONING

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City of Laconia

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	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	N	P	N	N	N	N	N	N	N	
N	N	N	N	N	N	N	C	N	N	C	N	C	P	P	
E	N	N	E	N	N	N	C	C	N	C	C	N	C	N	
N	N	N	N	N	N	N	C	N	N	C	N	P	P	P	
E	N	N	E	N	N	N	P	C*	E	P	P	N	P	N	
E	N	N	P	N	N	N	P	C*	P	P	P	N	P	N	
N	N	N	N	N	N	N	P	N	N	P	P	P	P	P	

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- | | | |
|------------------------------|---------------------------------|------------------------|
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RR1	RR2	RS	SFR	RG	RA	COMMERCIAL AND INDUSTRIAL									
P	CR	DR	BC	C	BCI	IP	I	AI							
N	N	N	N	N	N	N	E	N	P	P	P	P	P		
N	N	N	N	N	N	N	N	N	P	P	P	P	P		
N	N	N	N	N	N	N	N	N	E	E	E	P	P		
N	N	N	N	N	N	N	E	N	P	P	P	P	P		
N	N	N	N	N	N	N	N	N	E	E	E	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	E	P	P	P	P		
N	N	N	N	N	N	N	N	N	E	P	P	P	P		
N	N	N	N	N	N	N	E*	N	P*	E*	P*	P	P		
N	N	N	N	N	N	N	N	N	C	C	P	P	P		
N	N	N	N	N	N	N	N	N	C	C	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	N	N	N	N	E	P	E	N		
N	N	N	N	N	N	N	N	N	N	P	P	N	N		
N	N	N	E	N	N	N	E	P	C*	P	P	E	E		
N	N	N	N	N	N	N	N	E	N	E	P	P	P		
N	N	N	N	N	N	N	N	P	P	P	P	P	P		
E	E	E	E	E	E	E	P	P	C	P	P	P	P		
N	N	N	N	N	N	N	P	N	P	P	P	P	P		

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ZONING

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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	P
N	N	N	N	N	N	Vehicle dealership, sales and service						N	N	N	N	P	P	P	N	N	E
N	N	N	N	N	N	Vehicle major service						N	N	N	N	P	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	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	N	P	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	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	E	N	N	N	N	N	N	N	P
P	P	N	N	N	N	Agriculture/greenhouse, excluding livestock						N	C	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	E	E	E

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LACONIA CODE

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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	N	E	E
P	P	P	N	N	N	Forestry						N	P	N	N	N	N	N	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	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	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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