

Warehouse/Industrial/Auto Repair/Office For Sale \$175,000



- ❖ 400 AMP/3 Phase Power
- ❖ 10'x12' overhead door
- ❖ Loading dock with 4 post hydraulic lift
- ❖ 1 year old roof
- ❖ 3,000 SF Total
 - 1,800 SF Main Level
 - 1,200 SF Mezzanine

**WEEKS
COMMERCIAL**

350 Court St., Laconia, NH 03246

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*Call Steve Weeks Jr.
Broker/Owner*

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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 an attorney and/or an accountant be sought before executing any contractual agreement.

21 Meadowbrook Lane, Unit #13

Great office/warehouse, light manufacturing or auto repair space located in a Industrial Zone. 3,000+/- SF total space available (1,800+/- SF main level and 1,200+/- SF mezzanine). 1,440+/- SF warehouse space with 400 amp electric service, 3 phase power, propane FHA, new roof last year and a 10x12 overhead door w/loading dock w/4 post hydraulic lift. 360+/- SF of air conditioned office space. Convenient location - close to Laconia Airport, Lake Winnepesaukee and Bank of NH Pavilion. *Condo fee \$402 monthly



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Property Details

<u>SITE DATA</u>	
Zoning	Industrial
Loading Dock	1 (10' x 12' Overhead Door & 4 Post Hydraulic Lift)
Status	Available

<u>SERVICE DATA</u>	
Heat	FHA / Propane
Electrical	400 Amp Electrical Service / 3 Phase Power
Condo Fees	\$402/month

<u>TAX DATA</u>	
Taxes	\$2,139
Tax Year	2017
Tax Map/Lot No.	223-591-013
Current Tax Rate/1000	\$17.26
Land Assessment	\$50,000
Building Assessment	\$73,900
Total Assessed Value	\$123,900

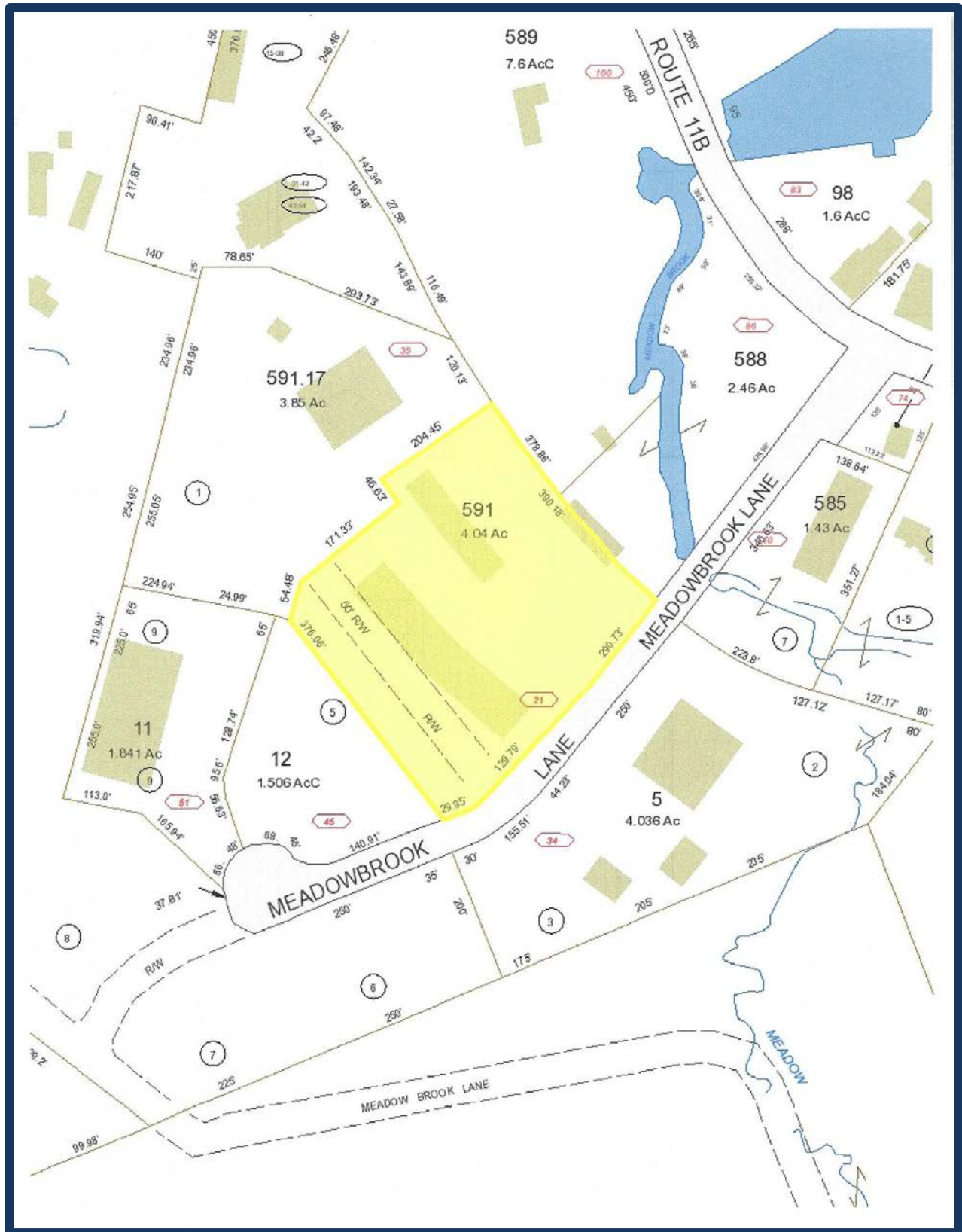
<u>PROPERTY DATA</u>	
Total Space Available	3,000+/- SF (Main Level 1,800+/- SF & Mezzanine 1,200+/- SF)
Warehouse Space	1,440+/- SF
Office Space with A/C	360+/- SF

<u>CONSTRUCTION</u>	
Exterior	Metal
Roof Type/Age	Slate
Foundation	Concrete Slab
Year Built	1986

<u>LAND DATA</u>	
Topography	Level

<u>OTHER DATA</u>	
Deed Reference	Book 2139 Page 0388

Tax Map



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Google Earth Map



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ARTICLE 4. PERMITTED USES AND REGULATIONS

- §4.1 Open Space Uses
- §4.2 Residential Uses
- §4.3 Commercial Uses
- §4.4 Industrial Uses
- §4.5 Institutional Uses
- §4.6 Accessory Uses
- §4.7 Description of Permitted Uses

Land, buildings and other structures may be used as set forth in this Article. Only the uses listed below are intended to be allowed in the Town.

More than one (1) use shall be permitted on a single lot if:

- (1) Each use individually is permitted in the zone (special exceptions must be obtained where required);
- (2) The required parking for each use is provided;
- (3) All other requirements for each use are met. In the event that such requirements differ for different uses, the more restrictive requirements shall apply; and
- (4) In the RC zone, combining a two-family residence or multi-family development with any other use on one (1) lot shall require a special exception.

A “Y” indicates the use is a permitted use. An “E” indicates the use is permitted upon approval of a special exception granted by the Board of Adjustment in accordance with the provisions of Article 11, “Special Exceptions”. An “N” indicates the use is not permitted; however, a non-permitted use may be permitted by variance (see Article 12, “Variances”). A “C” indicates that the use is permitted with the issuance of a conditional use permit granted by the Planning Board in accordance with the provisions of Article 21, “Conditional Use Permits”.

(Amended 03/09/10, War. Art. 7)

Table 1 – Chart of Uses

<u>Commercial Zones</u>		<u>Industrial Zones</u>	<u>Residential Zones</u>		
PC	Professional Commercial	I	Industrial	NRR	Natural Resource Residential
RC	Resort Commercial			SFR	Single Family Residential
C	Commercial			LR	Limited Residential
				IR	Island Residential

4.1 Open Space Uses

		NRR	SFR	LR	IR	PC	RC	C	I
4.1.1	Agriculture	Y	Y	Y	Y	Y	Y	Y	Y
4.1.2	Conservation	Y	Y	Y	Y	Y	Y	Y	Y
4.1.3	Forestry	Y	Y	Y	Y	Y	Y	Y	Y
4.1.4	Parking Facility	N	N	N	N	Y	Y	Y	Y
4.1.5	Sand, Gravel Removal	E	N	E	N	N	N	N	E
4.1.6	Agritourism	Y	Y	Y	N	Y	Y	Y	Y

(Amended 03/08/16, War. Art. 8)

4.2 Residential Uses

		NRR	SFR	LR	IR	PC	RC	C	I
4.2.1	Boarding House	E	E	E	N	N	Y	N	N
4.2.2	Cluster Development	E	E	E	N	N	E	N	N
4.2.3	Manufactured Housing Park	Y	N	Y	N	N	N	N	N
4.2.4	Manufactured Housing Subdivision	Y	N	Y	N	N	N	N	N
4.2.5	Planned Unit Development	N	N	E	N	N	E	N	N
4.2.6	Single-Family Residence	Y	Y	Y	Y	E	Y	N	N
4.2.7	Two-Family Residence	Y	E	Y	E	E	Y	N	N
4.2.8	Multi-Family Development	N	N	E	N	N	E	N	N
4.2.9	Dormitory	N	N	N	N	E	E	E	N
4.2.10	Senior Housing	N	E	E	N	E	E	N	N

4.3 Commercial Uses

		NRR	SFR	LR	IR	PC	RC	C	I
4.3.1	Amusements, Indoor	N	N	N	N	N	Y	Y	E
4.3.2	Amusements, Outdoor	N	N	N	N	N	E	E	N
4.3.3	Auto & Marine Light Repair Shop	N	N	N	N	N	Y	Y	Y
4.3.4	Bed & Breakfast	E	E	E	N	E	Y	Y	N
4.3.5	Business Office	N	N	N	N	Y	Y	Y	Y
4.3.6	Campground	N	N	N	N	N	Y	E	N
4.3.7	Commercial Storage Facility	N	N	N	N	Y	Y	Y	Y
4.3.8	Fuel Dispensing Station	N	N	N	N	E	E	Y	E
4.3.9	Funeral Home	N	N	N	N	Y	Y	Y	N
4.3.10	Greenhouse	E	N	E	N	E	Y	Y	Y
4.3.11	Lumber Yard	E	N	N	N	N	N	Y	Y
4.3.12	Marina	N	N	N	N	N	Y	N	N
4.3.13	Medical Center	N	N	N	N	Y	Y	Y	Y
4.3.14.a.	Motel/Hotel	N	N	N	N	Y	Y	Y	E
4.3.14.b.	Cottage Colony/Seasonal Occupancy	Y	E	Y	N	N	Y	Y	N
4.3.15	Outdoor Recreation	E	E	E	N	N	Y	E	E
4.3.16	Personal Service Shop	N	N	N	N	Y	Y	Y	E
4.3.17	Theater	N	N	N	N	Y	Y	Y	N
4.3.18	Radio & TV Tower	E	N	E	N	Y	E	Y	Y
4.3.19	Repair Shop	N	N	N	N	E	E	Y	Y
4.3.20	Restaurant, Public Assembly	N	N	N	N	Y	Y	Y	Y
4.3.21	Restaurant, Drive-in	N	N	N	N	N	E	Y	N
4.3.22	Retail Store	N	N	N	N	Y	Y	Y	E
4.3.23	Salesroom	N	N	N	N	N	E	Y	E
4.3.24	Vending	N	N	N	N	N	Y	Y	Y
4.3.25	Veterinary Hospital	E	N	N	N	E	E	Y	Y

(Amended 03/10/09, War. Art. 5; 03/11/14, War. Art. 7)

4.4 Industrial Uses

		NRR	SFR	LR	IR	PC	RC	C	I
4.4.1	Warehouse or Wholesale Marketing	N	N	N	N	N	N	Y	Y
4.4.2.a.	Industrial Uses, Medium	N	N	N	N	N	N	E	E
4.4.2.b.	Industrial Uses, Light	N	N	N	N	N	N	E	Y
4.4.3	Construction Yard	N	N	N	N	N	N	E	Y
4.4.4	Auto, Marine & Truck Repair Garage	N	N	N	N	N	N	Y	Y
4.4.5	[Reserved]								
4.4.6	Airport – Public	N	N	N	N	N	N	N	E
4.4.7	Boat Storage	N	N	N	N	N	E	E	Y

(Amended 03/14/06, War. Art. 10; 03/11/14, War. Art. 7)

4.5 Institutional Uses

		NRR	SFR	LR	IR	PC	RC	C	I
4.5.1.a.	Cemetery	E	N	E	N	N	E	N	N
4.5.1.b.	Burial Ground	E	E	E	E	N	N	N	N
4.5.2	Church	N	N	N	N	Y	E	E	N
4.5.3	Club	E	N	N	N	Y	Y	E	N
4.5.4	Hospital	N	N	N	N	E	E	E	N
4.5.5	Nursery/Daycare	E	E	E	N	E	E	E	E
4.5.6	School	N	N	E	N	E	E	E	E
4.5.7	Library	N	N	E	N	E	E	N	N
4.5.8	Museum	N	N	E	N	E	E	E	N

(Amended 03/08/16, War. Art. 3)

4.6 Accessory Uses

		NRR	SFR	LR	IR	PC	RC	C	I
4.6.1	Airport – Private	N	N	N	N	N	N	N	E
4.6.2	Accessory Services	N	N	N	N	N	N	Y	Y
4.6.3	Accessory Building	Y	Y	Y	Y	Y	Y	Y	Y
4.6.4	Boat Slip Rental	N	Y	N	Y	N	Y	N	N
4.6.5	Home Occupation	Y	Y	Y	N	Y	Y	Y	Y
4.6.6	Outdoor Storage	Y	Y	Y	Y	E	E	Y	Y
4.6.7	[Reserved]								
4.6.8	Stables & Kennels	E	N	E	N	N	E	Y	N
4.6.9	Swimming Pool	Y	Y	Y	N	Y	Y	Y	Y
4.6.10	Yard Sale	Y	Y	Y	N	Y	Y	Y	Y
4.6.11	Outdoor Display	N	N	N	N	E	E	Y	Y
4.6.12	Family Apartment	Y	Y	Y	Y	Y	Y	N	N
4.6.13	Special Events, Outdoor	Y	Y	Y	N	Y	Y	Y	Y
4.6.14	Drive-Through Window	N	N	N	N	E	E	E	E
4.6.15	Home Office	Y	Y	Y	Y	Y	Y	Y	Y
4.6.16	Airplane Hangar	N	N	N	N	N	N	N	Y
4.6.17	Accessory Apartment	Y	Y	Y	N	N	N	N	N
4.6.18	Large Commercial Vehicle Parking	E	E	E	N	Y	Y	Y	Y

(Amended 03/08/11, War. Art. 2; 03/13/12, War. Arts. 2,4,6; 03/11/14, War. Art. 7)