

FOR LEASE

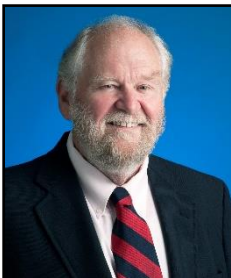
585 Union Ave. Unit 2, Laconia



\$1,750/month/nnn



- *1,744+/- SF***
- *Central A/C***
- * 3 Phase Power***
- *FHA Natural Gas***
- *17,000+/- Cars Daily***



Offered by:
Warren Clement
Sales Associate
603-528-3388 ext. 306
603-520-7650
wclement@weekscommercial.com

WEEKS
COMMERCIAL

350 Court Street
Laconia, NH 03246
www.weekscommercial.com

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585 Union Ave. Unit 2

Excellent commercial opportunity storefront in a very busy strip center. This 1,700+/- SF space is the former Dominos Restaurant on Union Avenue, Laconia. The strip center has over 9,000+/- SF on the first floor and 5,400 SF on the upper level. Great visibility with 569+/- FT of frontage on Union Ave. and 160+/- FT of frontage on Mechanic Street. Daily traffic counts of over 17,000+/- cars on Union Ave. 3 Phase Power and large shared paved parking lot. Come join tenants such as Subway Restaurant, Garden Island Laundromat and Tanning, Salon Veritas, All Sports Cards and more.



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Property Details

<u>SITE DATA</u>	
Zoning	Urban Commercial
Traffic Count	17,000+/- Cars Per Day
Parking	Shared Paved Parking Lot 20+ Spaces
Taxes for Unit	\$2,238.60/year

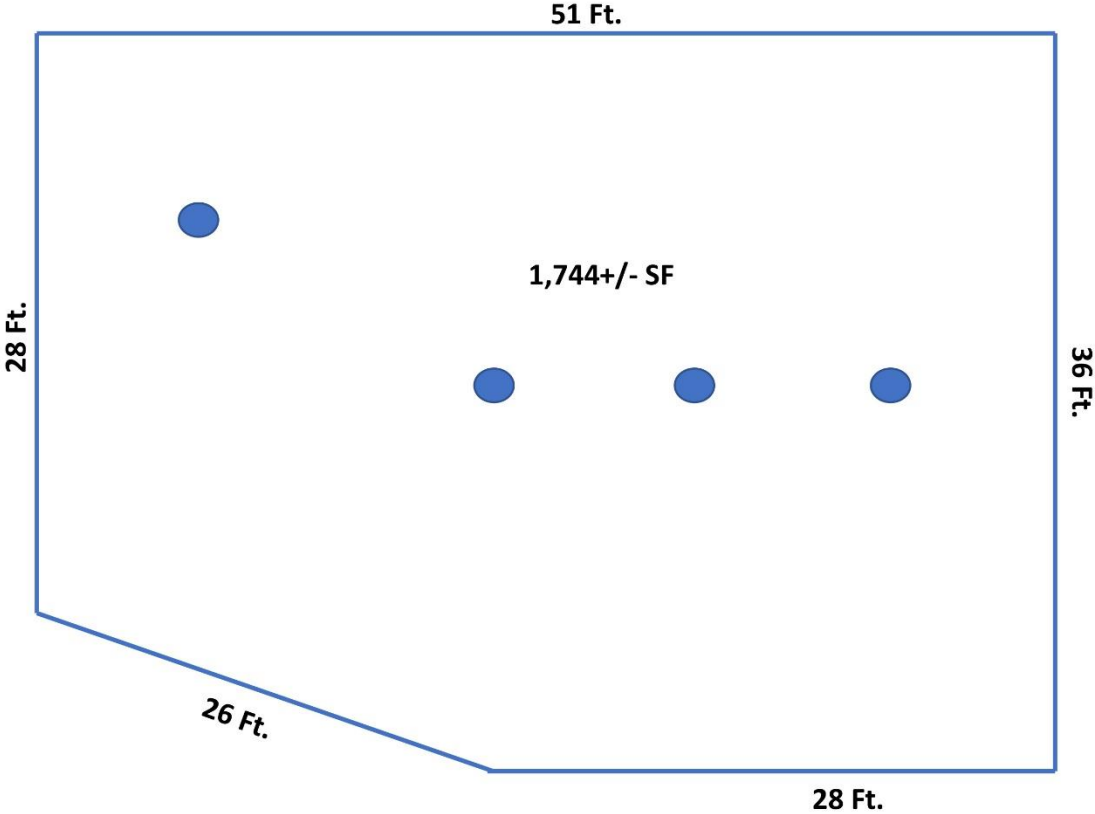
<u>SERVICE DATA</u>	
Heat	FHA
Fuel	Natural Gas
A/C	Central A/C
Electric	3 Phase Power
Water	City
Sewer	City

<u>CONSTRUCTION</u>	
Exterior	Clapboard
Roof Type	Asphalt Shingle
Foundation	Concrete
Year Built	1985
Unit Square Footage	1,744+/- SF

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Layout

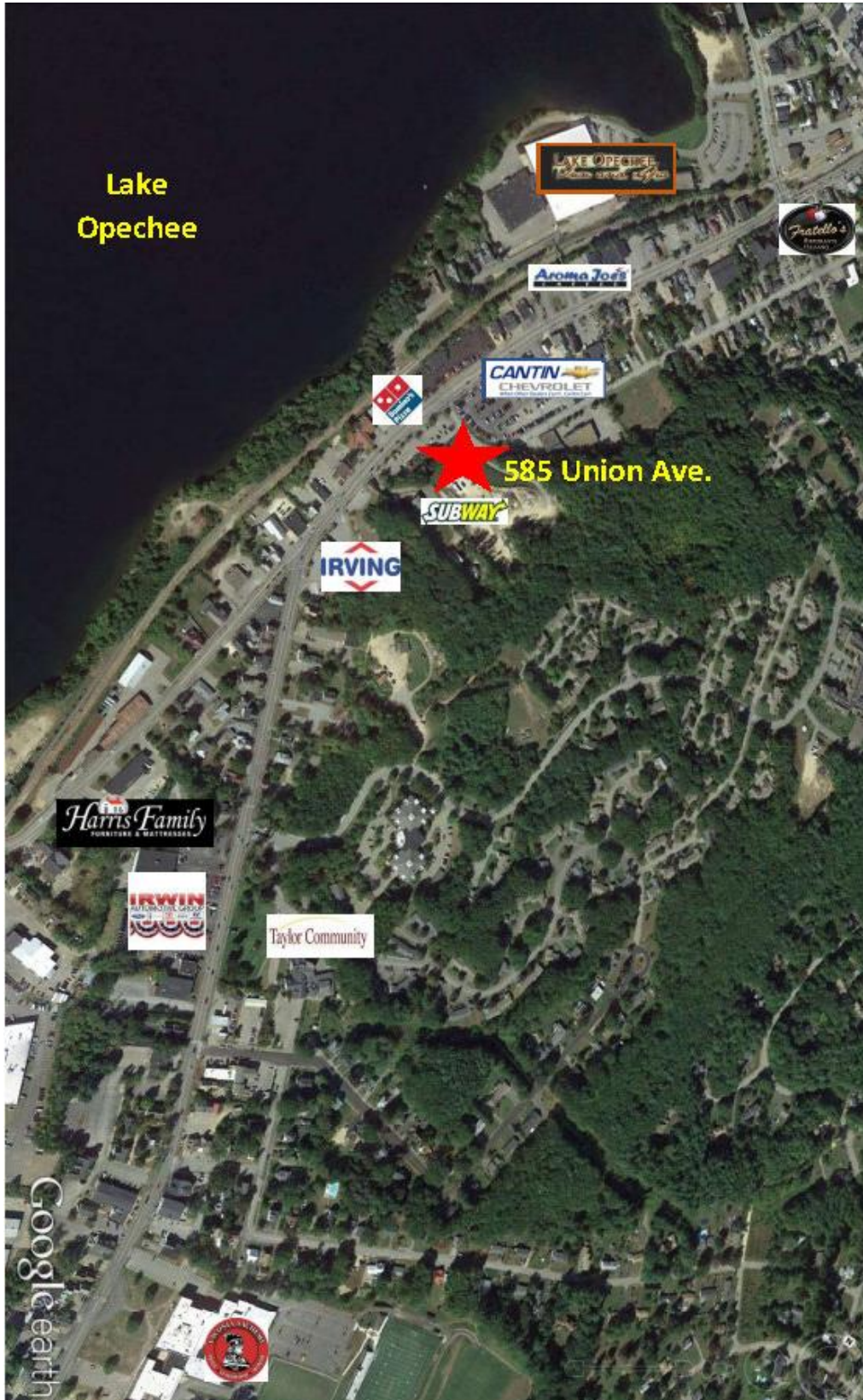
Floor Plan
585 Union Ave., Laconia



***Not drawn to scale**

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Map



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Permitted Uses

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; 5-8-2017 by Ord. No. 2017-235-04; 6-26-2017 by Ord. No. 2017-235-05; by Ord No. 2019-235]

RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL USES			P	CR	UC	C	IP	I	AI
C	C	C	C	C	C	Cluster subdivision - conventional housing			N	C	N	N	N	N	N
N	N	N	N	N	N	Combined dwelling unit(s)/business(es)			P	P	P	P	N	N	N
P	P	P	P	P	P	Manufactured housing as emergency housing			P	N	P	P	P	P	P
N	N	N	P	P	P	Manufactured housing park			N	N	N	N	N	N	N
C	C	C	C	N	N	Manufactured subdivision			N	N	N	N	N	N	N
N	N	N	E	E	P	Multifamily dwelling			E	P	P	P	N	N	N
P	P	P	P	P	P	Single-family			P	P	P	P	N	N	N
N	N	N	P	P	P	Two-family dwelling			P	P	P	P	N	N	N
RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL, ACCESSORY USES			P	CR	UC	C	IP	I	AI
E	E	E	E	E	E	Accessory dwelling unit			E	E	E	E	N	N	N
P	P	P	P	P	P	Building			P	P	P	P	N	N	N
P	P	P	P	P	P	Home occupation			P	P	P	P	N	N	N
P	P	E	E	N	N	Greenhouse			N	C	N	N	N	N	N
E	E	N	N	N	N	Non-pets, kennels			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 RA-Residential Apartment
 RR2-Rural Residential 2 P-Professional IP-Industrial Park
 RS-Residential Single Family UC-Urban Commercial I-Industrial
 SFR-Shorefront Residential CR-Commercial Resort AI-Airport Industrial
 RG-Residential General C-Commercial

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RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL, ACCESSORY USES			P	CR	UC	C	IP	I	AI
						(continued)									
P	P	P	P	P	P	Outdoor storage			P	P	P*	P*	N	N	N
P	P	E	P	P	P	Road side stand			P	P	P	P	N	N	N
P	P	P	P	P	P	Roomers, less than three			P	P	P	P	N	N	N
P	P	P	P	P	P	Shelter, emergency			P	P	P	P	P	P	P
P	P	P	E	N	N	Stable			N	E	N	N	N	N	N
P	P	P	P	P	P	Storage of travel trailers, campers, boats			P	E	P*	P*	N	N	N
P	P	P	P	P	P	Swimming pool			P	P	P	P	N	N	N
P	P	P	P	P	P	Yard sales			P	P	P	P	N	N	N
RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL - SPECIAL SERVICE			P	CR	UC	C	IP	I	AI
N	N	E	P	E	E	Assisted living facility			E	P	E	E	N	N	N
C	C	C	C	C	C	Bed-and-breakfast			C	P	P	P	N	N	N
N	N	N	P	E	E	Boarding/rooming/lodging house			E	P	E	E	N	N	N
E	E	E	E	P	P	Dormitory			N	E	E	E	N	N	E
N	N	N	N	P	E	Emergency shelter/housing			P	E	E	E	N	N	N
N	N	N	N	E	P	Transitional housing			E	N	E	E	N	N	N

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EDUCATION/CULTURAL USES													
E	E	E	E	N	N	Library/museums/gallery	P	P	P	P	N	N	N
E	E	E	P	P	P	Place of worship, including associated residential	P	P	P	P	N	N	N
E	E	E	E	E	E	Preschool/kindergarten	P	E	E	E	E	E	E
E	E	E	E	N	N	School, trade/vocational	P	E	P*	P*	E	E	E
E	E	E	E	P	P	School, college/university/community college	N	E	C	C	N	N	E
E	E	E	E	P	P	School, elementary/secondary	N	E	E	E	N	N	E
RR1	RR2	RS	SFR	RG	RA	BUSINESS	P	CR	UC	C	IP	I	AI
N	N	N	N	N	N	Eating and drinking place	P	P	P	P	E	E	E
N	N	N	N	N	N	Flea/farmer's market	E	C	P*	P*	N	N	N
E	E	E	P	E	E	Neighborhood store	E	P	P	P	E	E	E
N	N	N	N	N	N	Retail sales	E	P	P	P	N	N	E
N	N	N	N	N	N	Sexually oriented business	N	N	P*	P*	N	N	N
N	N	N	N	N	N	Shopping center/mall	N	P	P	P	N	N	N
RR1	RR2	RS	SFR	RG	RA	SERVICE	P	CR	UC	C	IP	I	AI
E	E	E	E	E	E	Artist/craftsman studio	P	P	P	P	N	N	N
C	C	C	C	C	C	Day care/day nursery	C	C	C	C	C	C	C
N	N	N	N	N	N	Equipment/appliance repair/service	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
N	N	N	N	E	E	Funeral establishment - mortuary	P	N	P	P	N	N	N
N	N	N	N	N	N	Alternative treatment center/cultivation site	N	N	N	N	C	C	C

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RA-Residential Apartment

RR2-Rural Residential 2

P-Professional

IP-Industrial Park

RS-Residential Single Family

UC-Urban Commercial

I-Industrial

SFR-Shorefront Residential

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RR1	RR2	RS	SFR	RG	RA		P	CR	UC	C	IP	I	AI
SERVICE (continued)													
N	N	N	N	N	N	Hospital/health care facility	P	P	P	P	P	P	P
N	N	N	P	N	N	Hotel/motel/inn	E	P	P	P	N	N	E
N	N	N	N	E	E	Laundromat	P	P	P	P	P	P	P
N	N	N	N	E	E	Personal service shop	P	P	P	P	N	N	E
N	N	N	N	N	N	Professional office	P	P	P	P	P	P	P
N	N	N	N	N	N	Trades shop/repair	E	E	P	P	N	N	P
E	E	N	N	N	N	Veterinary/kennel/comm. breeding	E	E	P	P	N	N	N
RR1	RR2	RS	SFR	RG	RA	RECREATION/SPORTS/ENTERTAINMENT USES	P	CR	UC	C	IP	I	AI
N	N	N	N	N	N	Amusement arcade	N	P	P*	P*	N	N	E
N	N	N	N	N	N	Amusement park	N	P	E	E	N	N	N
C	C	C	N	N	N	Arts center	C	P	P	P	N	N	N
E	E	N	E	N	N	Campground, RV/tent	N	C	N	N	N	N	N
N	N	E	E	N	N	Conference center	N	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	Indoor recreational facility	N	P	P	P	P	P	P
N	N	N	N	N	N	Movie theater, including drive-in	N	P	P*	P*	N	N	N
N	N	N	N	N	N	Nightclub/dance hall	N	P	P	P	N	N	N

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RR1	RR2	RS	SFR	RG	RA	RECREATION/SPORTS/ENTERTAINMENT					P	CR	UC	C	IP	I	AI
E	E	E	E	N	N	Outdoor recreational facility					N	P	E	E	P	P	N
N	N	N	N	N	N	Private Club ¹					E	P	P	P	N	N	N
[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	UC	C	IP	I	AI
E	N	N	P	N	N	Commercial beach					N	P	N	N	N	N	N
N	N	N	N	N	N	Dry slips					N	C	C	C	C	P	P
E	N	N	E	N	N	Marina/yacht club					N	C	C	C	N	C	N
N	N	N	N	N	N	Watercraft long term storage					N	C	C	C	P	P	P
E	N	N	E	N	N	Marine vehicle sales and service					N	P	P*	P*	N	P	N
E	N	N	P	N	N	Watercraft launch/rental					N	P	P*	P*	N	P	N
N	N	N	N	N	N	Watercraft repair/building					N	P	E	E	N	P	P

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N	N	N	N	N	N	Commercial printing/photographic processing					N	E	P	P	P	P	P
N	N	N	N	N	N	Dry cleaning establishment					N	N	C	C	P	P	P
N	N	N	N	N	N	Fuel, wholesale/bulk storage and sales					N	N	E	E	P	P	P
N	N	N	N	N	N	Indoor storage, self-service					E	N	P*	P*	P	P	P
N	N	N	N	N	N	Lumber yard/construction yard					N	N	E	E	P	P	N
N	N	N	N	N	N	Manufacturing					N	N	C	C	P	P	P
N	N	N	N	N	N	Packaging and processing					N	N	P	P	P	P	P
N	N	N	N	N	N	Product assembly/testing					N	N	C	C	P	P	P
N	N	N	N	N	N	Research and development					E*	N	E*	E*	P	P	P
N	N	N	N	N	N	Warehouse					N	N	C	C	P	P	P
N	N	N	N	N	N	Wholesale distribution center					N	N	C	C	P	P	P
RR1	RR2	RS	SFR	RG	RA	TRANSPORTATION					P	CR	UC	C	IP	I	AI
E	E	N	N	N	N	Airport/heliport					N	N	E	E	E	E	N
N	N	N	N	N	N	Car wash/detailing					N	E	C	C	N	N	N
N	N	N	E	N	N	Commercial parking garage or lot					E	P	P*	P*	E	E	E
N	N	N	N	N	N	Salt storage shed					N	E	N	N	P	P	P
N	N	N	N	N	N	Taxi service					N	P	P	P	P	P	P
E	E	E	E	E	E	Transit station					P	P	P	P	P	P	P
N	N	N	N	N	N	Truck Rental Establishment					P	N	P	P	P	P	P

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N	N	N	N	N	N	Truck terminal	N	N	E	E	P	P	P
N	N	N	N	N	N	Vehicle dealership, sales and service	N	N	C	C	N	N	E
N	N	N	N	N	N	Vehicle major service	N	N	C	C	P	P	E
N	N	N	N	N	N	Vehicle fueling center/light service	N	C	C	C	N	N	N
N	N	N	N	N	N	Vehicle Rental Establishment	P	N	P	P	P	P	P
N	N	N	N	N	N	Vehicle salvage yard/wrecking	N	N	N	N	E	E	E
N	N	N	N	N	N	Vehicle storage, long-term	N	N	E*	E*	E	E	E
RR1	RR2	RS	SFR	RG	RA	GOVERNMENTAL AND PUBLIC SERVICES	P	CR	UC	C	IP	I	AI
E	E	E	N	N	N	Communications tower	N	E	E	E	E	E	P
C	C	C	C	C	C	Laconia municipal government uses or facilities	C	C	C	C	C	C	C
E	E	E	E	E	E	Power generation facility	E	E	E	E	P	P	P
E	E	E	E	E	E	Utility	E	E	E*	E*	P	P	P
RR1	RR2	RS	SFR	RG	RA	LAND EXTENSIVE USES	P	CR	UC	C	IP	I	AI
P	P	N	N	N	N	Agriculture, including livestock	N	E	N	N	N	N	P
P	P	N	N	N	N	Agriculture/greenhouse, excluding livestock	N	C	N	N	P	P	P
E	E	E	E	E	E	Cemetery	E	E	N	N	N	N	N
E	N	N	N	N	N	Earth materials processing/sawmill	N	N	N	N	N	E	E

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E	N	N	N	N	N	Excavation	N	N	N	N	N	E	E
P	P	P	N	N	N	Forestry	N	P	N	N	P	P	P
N	N	N	N	N	N	Junkyards	N	N	N	N	N	C	C
N	N	N	N	N	N	Landfill/resource recovery facility	N	N	N	N	N	C	C
RR1	RR2	RS	SFR	RG	RA	NONRESIDENTIAL ACCESSORY USES	P	CR	UC	C	IP	I	AI
N	N	N	N	N	N	Accessory docks	N	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	Day care/nursery	P	P	P	P	P	P	P
N	N	N	E	N	N	Drive-through	E	P	P	P	P	P	P
N	N	N	N	N	N	Employee amenities	P	P	P	P	P	P	P
N	N	N	N	N	N	Outdoor storage	N	P	C*	C*	P	P	P
N	N	N	N	N	N	Retail outlet to industrial use	N	N	E	E	P	P	P
N	N	N	E	N	N	Take-out window	P	P	P	P	P	P	P
N	N	N	N	N	N	Storage containers	N	P*	P*	P*	P*	P*	P*
N	N	N	N	N	N	Storage trailers	N	N	N	N	P*	P*	P*

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