

**WEEKS**  
COMMERCIAL

**Multi-Family**  
**121 Pleasant St.**  
**Laconia**

**For Sale**  
**\$299,000**



**Steve Weeks Jr.**  
Owner/Broker  
Office: 603-528-3388  
Cell: 603-785-5811  
Weeks Commercial  
350 Court Street  
Laconia, NH 03246

[sweeks@weekscommercial.com](mailto:sweeks@weekscommercial.com)  
[www.weekscommercial.com](http://www.weekscommercial.com)

**4 UNITS**

**Unit 1 – 1<sup>st</sup> Floor - 2 Bedrooms**  
**Unit 2 – 2<sup>nd</sup> Floor – 2 Bedrooms**  
**Unit 3 – 3<sup>rd</sup> Floor – 1 Bedroom**  
**Unit 4 – 1<sup>st</sup> & 2<sup>nd</sup> Flr. – 2 Bedroom  
w/2 Bathrooms**

**\* All have separate metered  
utilities \***

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**Zoned  
Professional**



**.33 Acre Lot**



**Built 1885**



**Rough electric  
& framing done  
for 5<sup>th</sup> unit over  
garage**



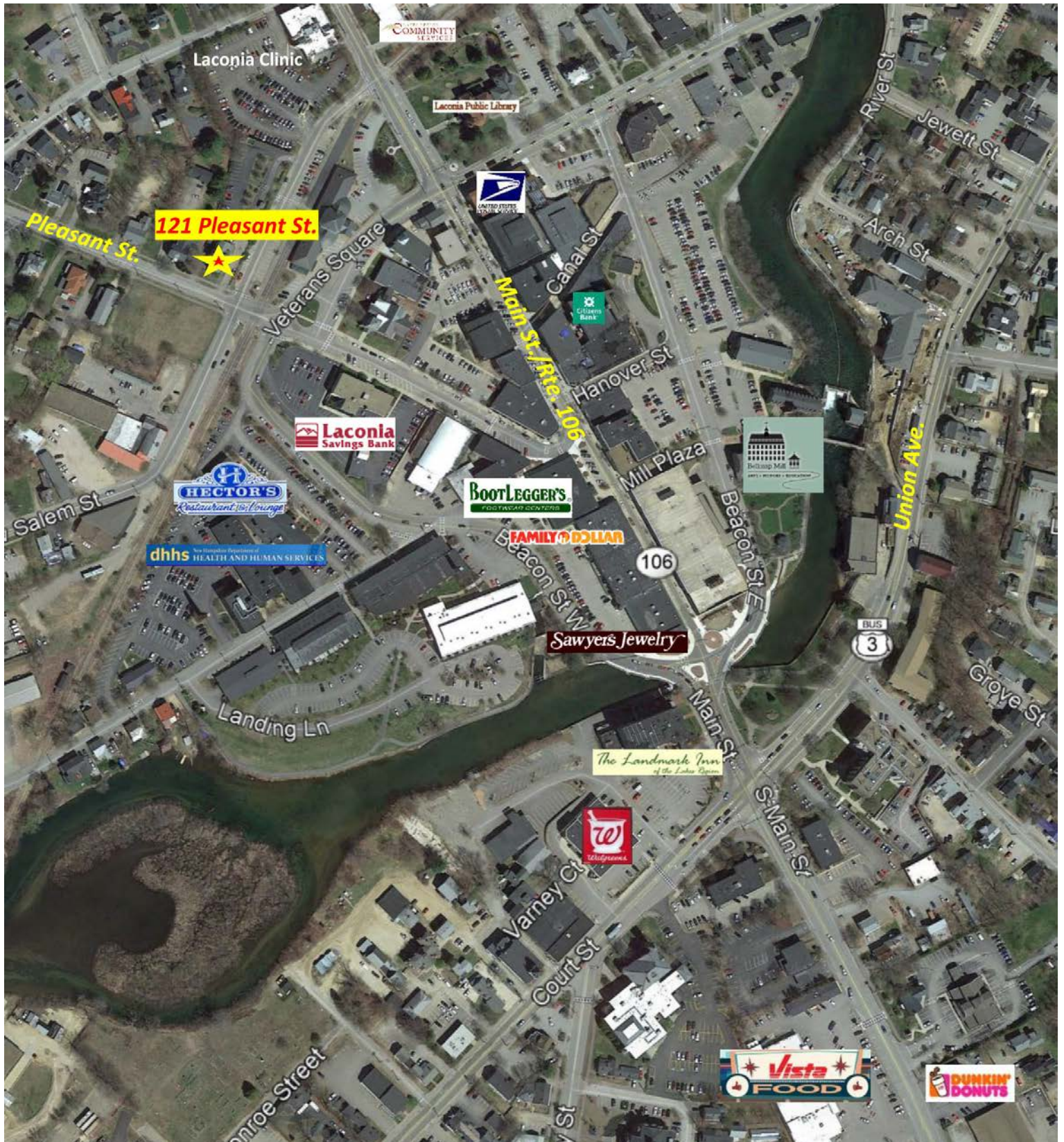
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# PROPERTY DETAILS

<b><u>ZONING</u></b>	
Zoning	Professional
<b><u>SERVICE DATA</u></b>	
Heat	Forced Hot Water/Direct Vent
Fuel	Natural Gas
Water/Well	City
Utilities	Metered Separately
Sewer/Septic	City
<b><u>TAX DATA</u></b>	
Tax Map/Lot No.	424/142/67
Current Tax Rate	\$22.20
Land Assessment	\$46,900
Building Assessment	\$211,500
Total Assessment	\$258,400
Taxes	\$5,736
<b><u>PROPERTY DATA</u></b>	
Lot Size	.33 Acre
Frontage	92 FT
Number of Units	4
Square Footage	4,415
Deed	Book 1297 Page 0094
<b><u>CONSTRUCTION</u></b>	
Roof Type	Asphalt Shingle
Exterior	Wood Siding
Foundation	Stone & Granite
Year Built	1885

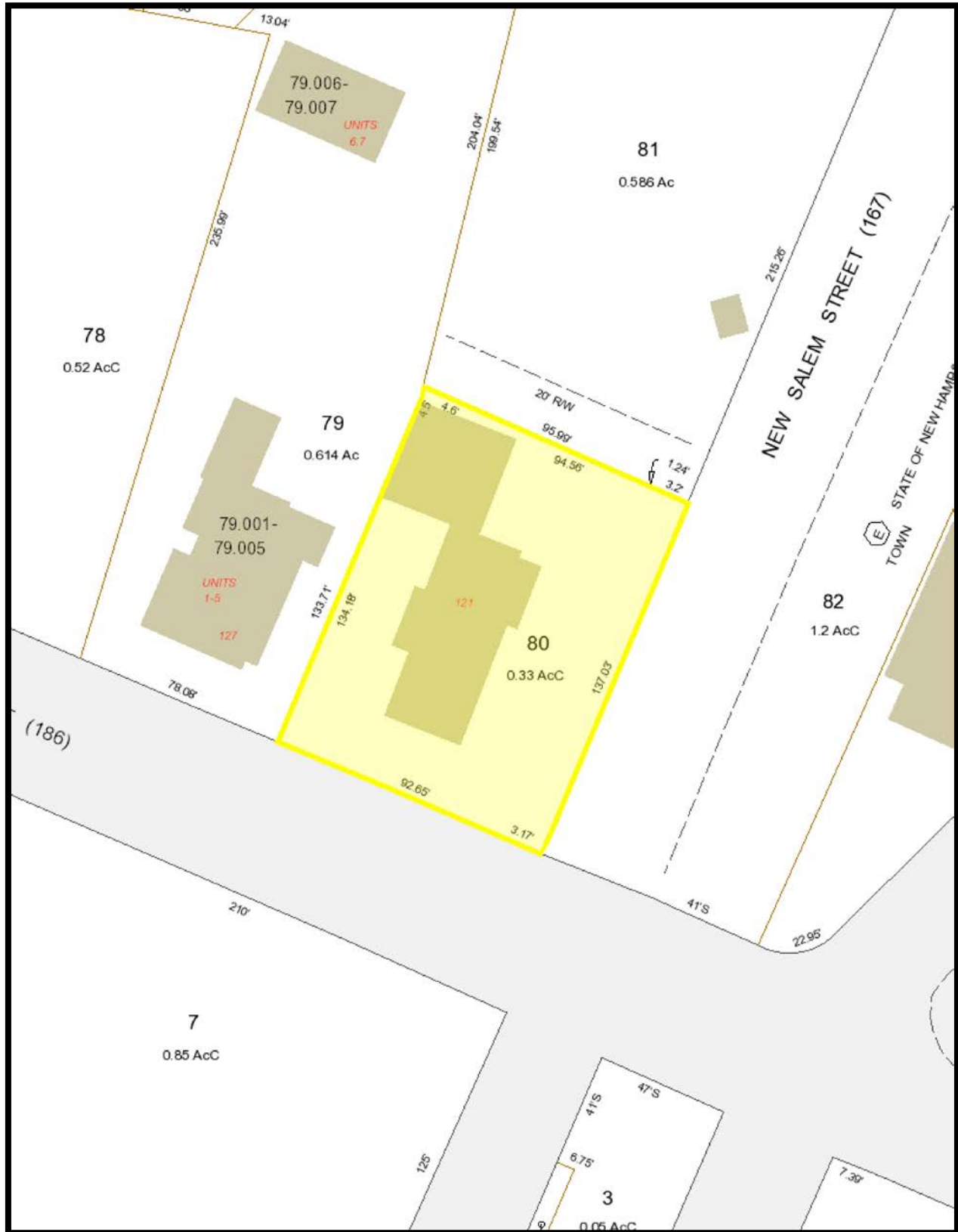
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# GOOGLE EARTH MAP



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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]

RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL USES									
						P	CR	DR	BC	C	BCI	IP	I	AI	
C	C	C	C	C	C										
N	N	N	N	N	N										
C	C	C	C	N	N										
P	P	P	P	P	P										
N	N	N	P	P	P										
C	C	C	C	N	N										
N	N	N	E	E	P										
P	P	P	P	P	P										
N	N	N	P	P	P										
RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL, ACCESSORY USES									
						P	CR	DR	BC	C	BCI	IP	I	AI	
P	P	P	N	N	N										
P	P	P	P	P	P										
P	P	P	P	P	P										
P	P	E	E	N	N										
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.

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  
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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										
P	P	E	P	P	P										
P	P	P	P	P	P										
P	P	P	P	P	P										
P	P	P	E	N	N										
P	P	P	P	P	P										
P	P	P	P	P	P										
P	P	P	P	P	P										
RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL - SPECIAL SERVICE									
						P	CR	DR	BC	C	BCI	IP	I	AI	
N	N	E	P	E	E										
C	C	C	C	C	C										
N	N	N	P	E	E										
E	E	E	E	P	P										
N	N	N	N	P	E										
N	N	N	N	E	P										

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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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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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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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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

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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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