

For Sale
\$315,000

**240 Court Street
Laconia, NH 03246**



Building Size: 2,805+- Square Feet
Units: 2 Commercial/2 Residential
Lot Size: 0.40+- Acre
Utilities: Natural Gas/Public Water/Public Sewer
Road Frontage: 266+- Feet
Zoning: Urban Commercial
Parking Spaces: 10+- Spaces

WEEKS
COMMERCIAL

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

Offered By:
Warren Clement
Sales Associate
Office: 603-528-3388
Cell: 603-520-7650
wcclement@weekscommercial.com

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240 Court Street (US Rts.3/11), Laconia, NH

Located on Route 3, the main road through the Lakes Region into downtown Laconia. This four unit property includes two commercial units, two residential units, with ample paved parking, signage, excellent access, and an ideal corner location. Neighbors include retail businesses, offices, lodging, restaurants and the Belknap County offices. The main house has one 3 bedroom apartment and a 1 bedroom apartment. One commercial unit contains an office with separate entry while the other office has a barn/workshop area with loft. The property is nicely updated and offers outstanding income.



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Property Details

| SITE DATA | |
|---------------------|------------------------|
| Zoning | Urban Commercial |
| Traffic Count | 15,000+/- Cars Per Day |
| Elevators | 0 |
| Loading Docks/Doors | 0 |
| Site Status | Available |

| SERVICE DATA | |
|---------------------|--------------|
| Heat | Natural Gas |
| Electrical | |
| Water/Well | Public Water |
| Sewer/Septic | Public Sewer |
| Sprinkler | |

| TAX DATA | |
|-----------------------|-------------------------|
| Taxes | \$3,924,.45 |
| Tax Year | 2019 |
| Tax Map/Lot No. | Map 445/Block 54/Lot 32 |
| Current Tax Rate/1000 | \$20.59 |
| Land Assessment | n/a |
| Building Assessment | n/a |
| Total Assessed Value | |

| PROPERTY DATA | |
|-------------------------|---|
| Lot Size | 0.40+/- Acres |
| Frontage | 266+/- Feet Road Frontage on Court Street & West Street |
| Parking Spaces | 10+-Spaces |
| Building Square Footage | 2,805+/- Square Feet |
| Number of Units | 2 Commercial Units/2 Residential Units |
| Number of Floors | 2 |

| CONSTRUCTION | |
|---------------------|----------------------------|
| Exterior | Clapboard/Vinyl Siding |
| Roof Type/Age | Asphalt/Fiberglass Shingle |
| Foundation | Block/Concrete |
| Insulation | Yes |
| Year Built | 1820 |

| OTHER DATA | |
|-------------------|-----------|
| Book & Page | 2961/0058 |

Income and Expenses

| Projected Income | MO | Year | Actual 2019 |
|------------------------------------|-----------|-----------------|--------------------|
| Apartment #1 | \$1,200 | \$14,400 | |
| Apartment #2 | \$925 | \$11,100 | |
| Commercial Unit #3 | \$530 | \$6,600 | |
| Commercial Unit #4 | \$500 | \$6,000 | |
| | \$3,175 | \$38,100 | \$25,300 |
| Projected Expenses | | | |
| Insurance | | \$1,781 | \$1,781 |
| Repairs & Maintenance | | \$4,400 | \$4,335 |
| Supplies | | \$3,422 | \$3,422 |
| RE Tax | | \$5,287 | \$5,287 |
| Utilities | | \$4,384 | \$9,322* |
| Other | | | \$6,299* |
| Total | | \$19,274 | \$30,446 |
| Net | | \$18,826 | (\$5,146) |
| *APARTMENTS NOW PAY OWN ELECTRIC | | | |
| ** SUBCONTRACTORS EXPENSE ONE TIME | | | |

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Improvements/Additional Expenses

Building Improvements:

| | |
|----------------------------|----------|
| Addition..... | \$68,000 |
| Siding(main building)..... | \$13,000 |
| Plumbing..... | \$2,500 |
| Hot Water Heater..... | \$1,700 |
| Apt. #2 Improvements..... | \$2,200 |
| Apt. #1 Improvements..... | \$2,400 |
| Landscaping..... | \$1,900 |
| Porch Roofing..... | \$2,600 |

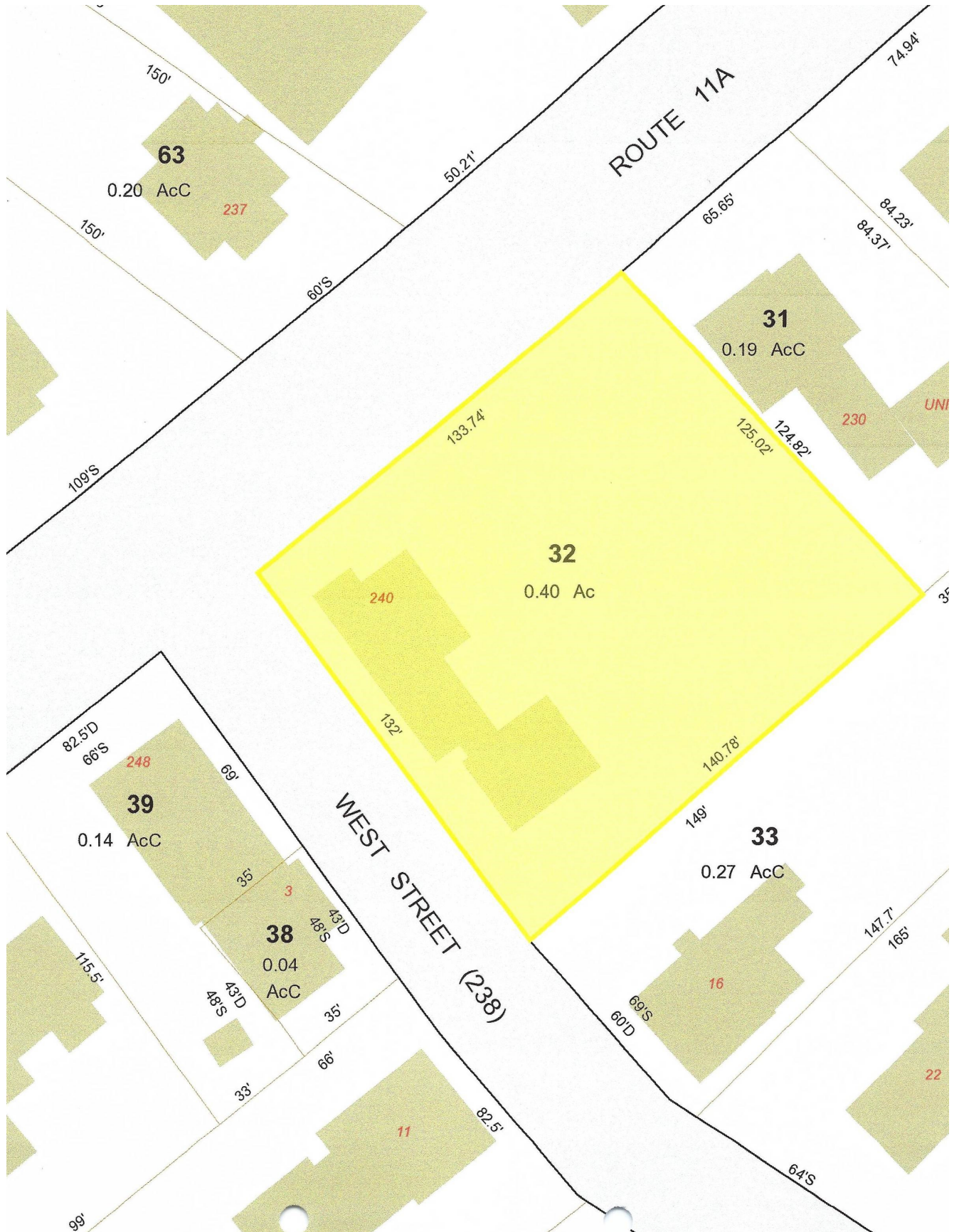
Total: \$94,300.00

| Hot Water | Heat(Past year) | Water/Sewer(Past Year) |
|-----------------|-----------------|------------------------|
| (\$55-\$65)/Mo. | \$1,090.79 | \$868.71 |



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Tax 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
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235 Attachment 2:1

08/27/2019

Table I

Table of Permitted Uses City of Laconia

| RR1 | RR2 | RS | SFR | RG | RA | RESIDENTIAL, ACCESSORY USES (continued) | P | CR | UC | C | IP | I | AI |
|-----|-----|----|-----|----|----|--|---|----|----|----|----|---|----|
| 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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235 Attachment 2:1

08/27/2019

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| RR1 | RR2 | RS | SFR | RG | RA | EDUCATION/CULTURAL USES | P | CR | UC | C | IP | I | AI |
|-----|-----|----|-----|----|----|--|---|----|----|----|----|---|----|
| 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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Table of Permitted Uses City of Laconia

| RR1 | RR2 | RS | SFR | RG | RA | SERVICE (continued) | P | CR | UC | C | IP | I | AI |
|-----|-----|----|-----|----|----|--------------------------------------|---|----|----|----|----|---|----|
| 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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|--|-----|----|-----|----|----|----------------------------------|---|----|----|----|----|---|----|
| 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 | P | P | P |

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235 Attachment 2:1

08/27/2019

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| RR1 | RR2 | RS | SFR | RG | RA | COMMERCIAL AND INDUSTRIAL | P | CR | UC | C | IP | I | AI |
|-----|-----|----|-----|----|----|---|----|----|----|----|----|---|----|
| 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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235 Attachment 2:1

08/27/2019

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| RR1 | RR2 | RS | SFR | RG | RA | TRANSPORTATION (continued) | P | CR | UC | C | IP | I | AI |
|-----|-----|----|-----|----|----|---|---|----|----|----|----|---|----|
| 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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235 Attachment 2:1

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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* |

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

235 Attachment 2:1

08/27/2019