

*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](http://www.weekscommercial.com)

**Offered By:**  
**Warren Clement**  
**Sales Associate**  
Office: 603-528-3388  
Cell: 603-520-7650  
[wcclement@weekscommercial.com](mailto: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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# 240 Court Street, Laconia, NH



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# Property Details

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

<b>SERVICE DATA</b>	
Heat	Natural Gas
Electrical	
Water/Well	Public Water
Sewer/Septic	Public Sewer
Sprinkler	

<b>TAX DATA</b>	
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	

<b>PROPERTY DATA</b>	
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

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

<b>OTHER DATA</b>	
Book & Page	2961/0058

# Income and Expenses

Projected Income	<i>MO</i>	<i>Year</i>	<i>Actual 2019</i>
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
<b>Projected Expenses</b>			
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*
<b>Total</b>		<b>\$19,274</b>	<b>\$30,446</b>
<b>Net</b>		<b>\$18,826</b>	<b>(\$5,146)</b>
*APARTMENTS NOW PAY OWN ELECTRIC			
** SUBCONTRACTORS EXPENSE ONE TIME			

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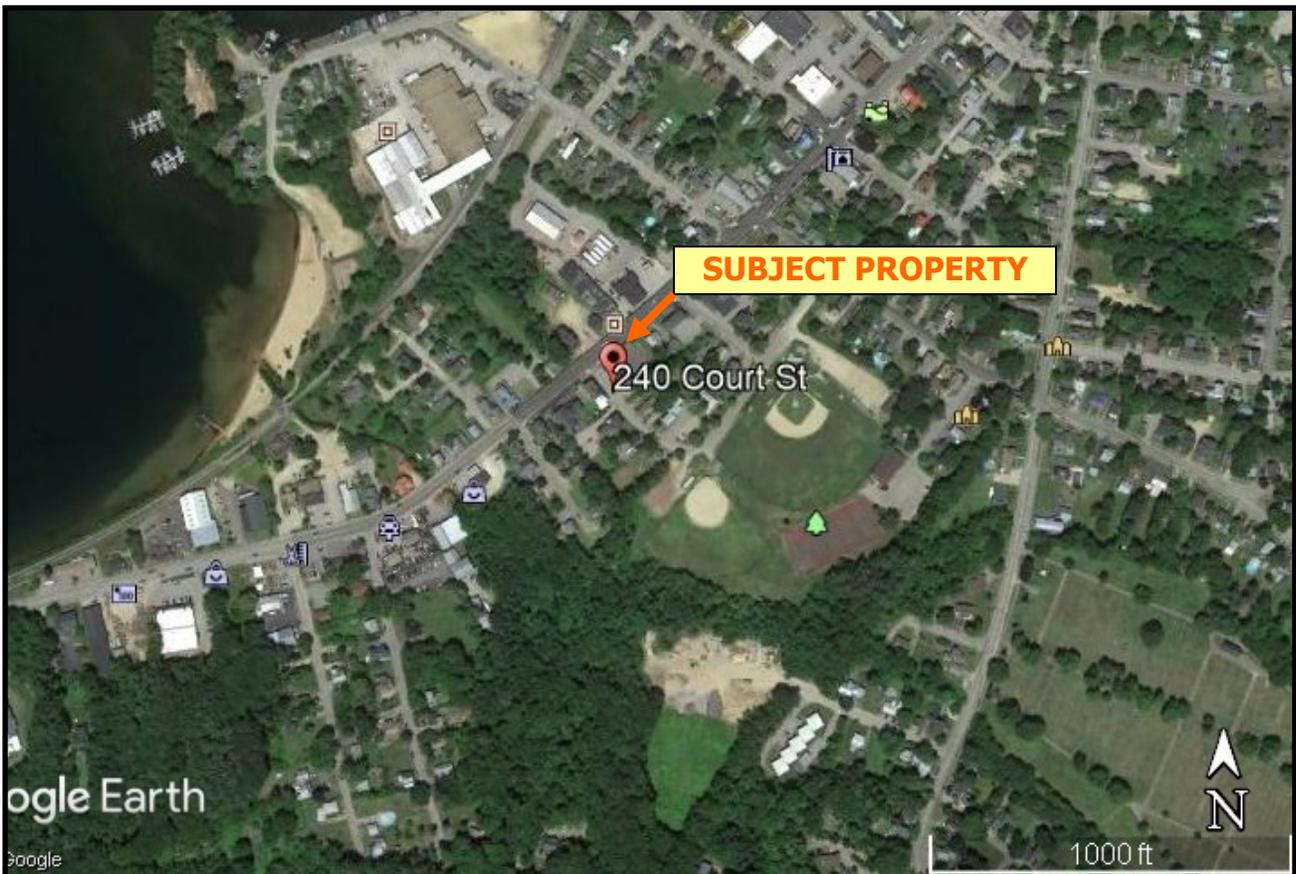
# Improvements/Additional Expenses

## 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

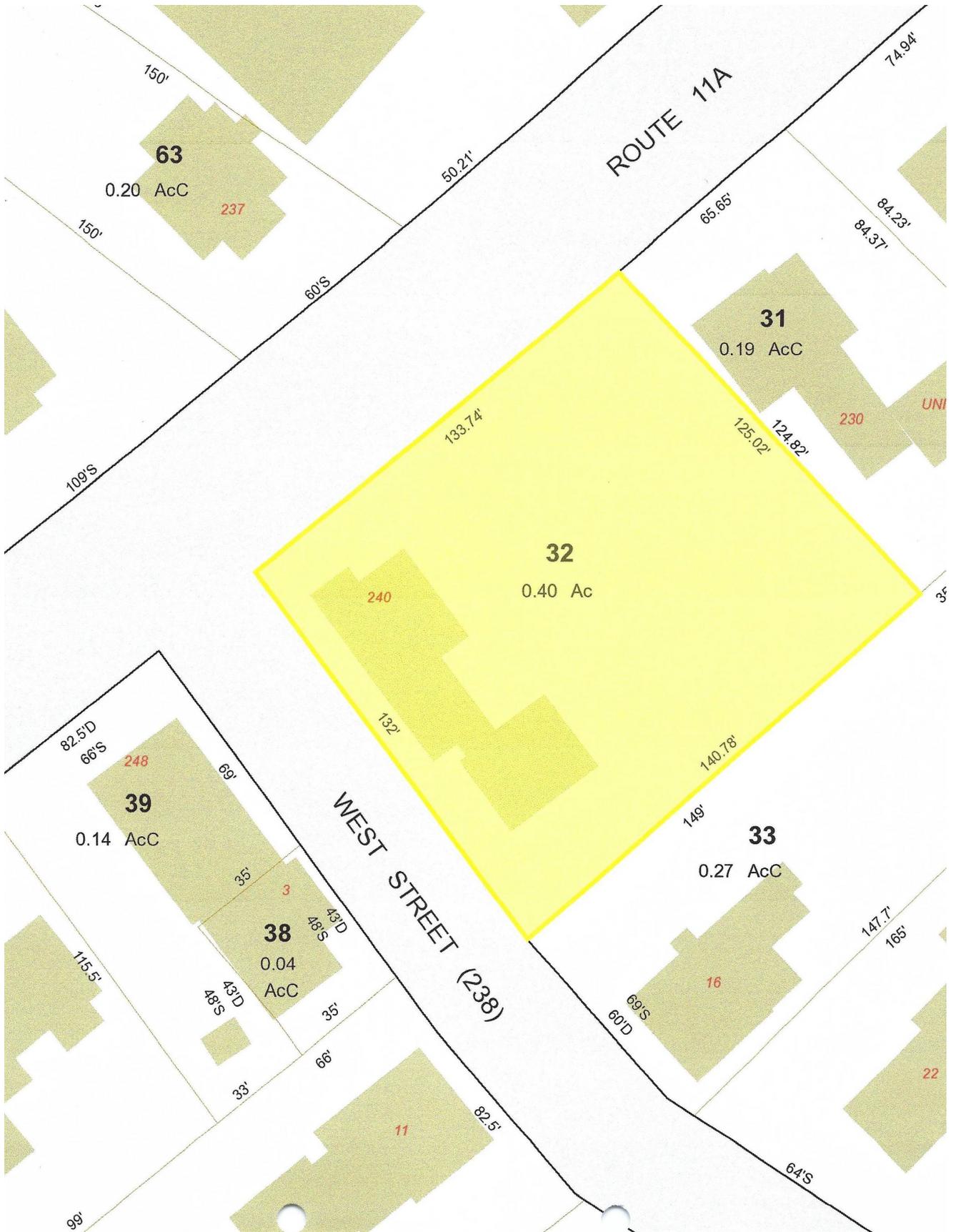
Total: \$94,300.00

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

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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  
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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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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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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 <sup>1</sup>	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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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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RR1	RR2	RS	SFR	RG	RA	LAND EXTENSIVE USES (continued)	P	CR	UC	C	IP	I	AI
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

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08/27/2019