

For Sale
\$395,000

For Lease
\$3,500/Month NNN

**745 Main Street
(NH Route 106)
Laconia, NH 03246**



Building Size: 3,558+- Square Feet
Lot Size: 0.39+- Acre
Utilities: Public Water/Public Sewer
Road Frontage: 115+- Feet
Zoning: Urban Commercial
Parking Spaces: 15+- Spaces



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

Offered By:
Steve Weeks, Jr.
Sales Associate
Office: 603-528-3388
Cell: 603-785-5811
sweeks@weekscommercial.com

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745 Main Street (NH Route 106), Laconia, NH

This attractive, quality office/medical space is located just blocks from downtown shopping and restaurants near many other established professional businesses. Excellent visibility, easy level access and plenty of paved on-site parking. First time on the market in over 30 years. New two year old roof.



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Property Details

<u>SITE DATA</u>	
Zoning	Urban Commercial
Traffic Count	10,000+/- Cars Per Day
Elevators	0
Loading Docks/Doors	0
Site Status	Available

<u>SERVICE DATA</u>	
Heat/ AC	Forced Hot Water/Oil & Central Air Conditioning
Electrical	200 Amp/CB
Water/Well	Public Water
Sewer/Septic	Public Sewer
Security	Fire & Security System/Smoke & Heat Detectors

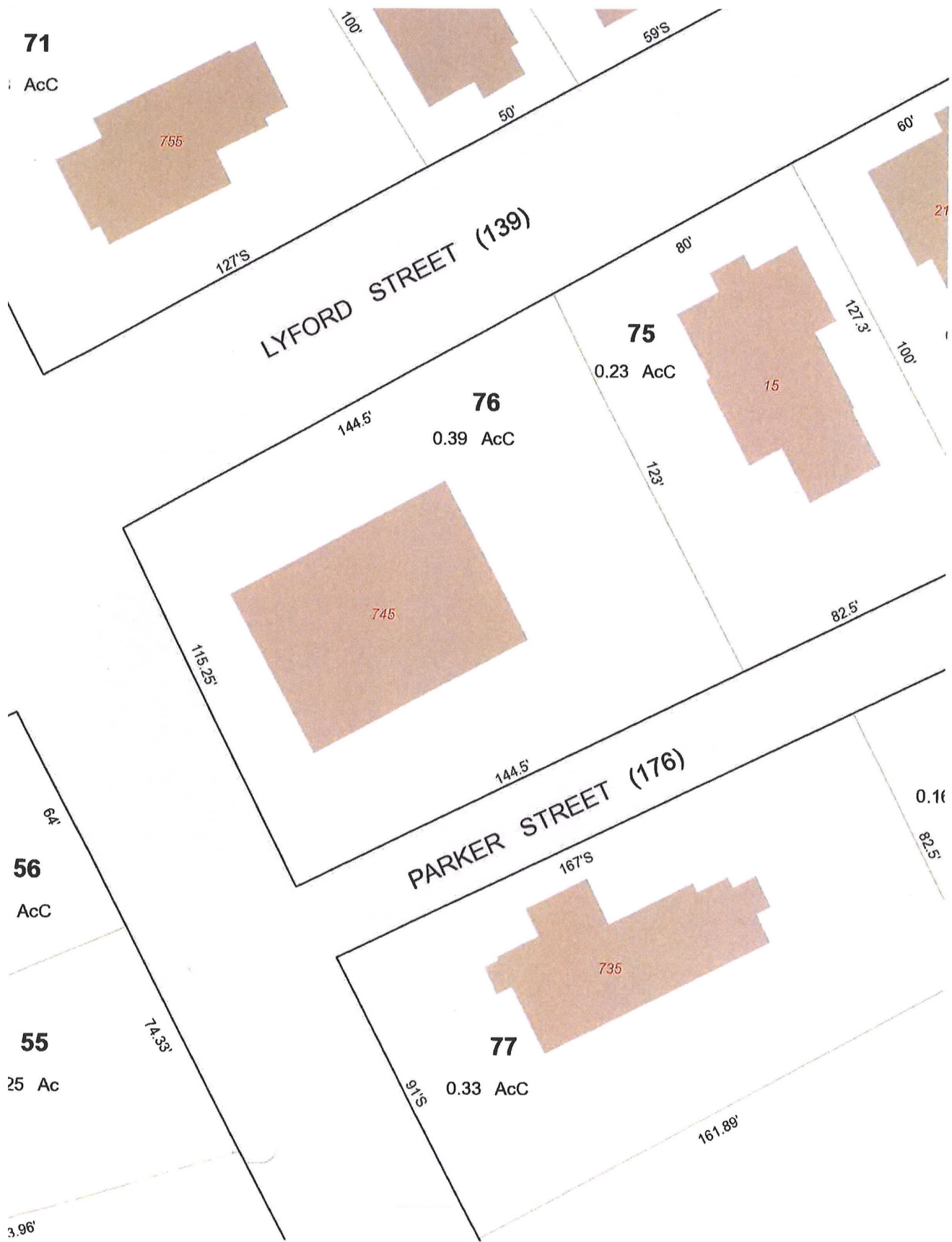
<u>TAX DATA</u>	
Taxes	\$5,652.00
Tax Year	2020
Tax Map/Lot No.	Map 424/Block 142/Lot 76
Current Tax Rate/1000	\$20.59
Assessed Value	\$274,500

<u>PROPERTY DATA</u>	
Lot Size	0.39/- Acres
Frontage	115+/- Feet on M ain St./145+/-Road Frontage
Parking Spaces	15+-Spaces
Building Square Footage	3,558+/- Square Feet
Number of Floors	One
Basement	None

<u>CONSTRUCTION</u>	
Exterior	Masonry
Roof Type/Age	Flat Membrand
Foundation	Slab with Frost Wall
Year Built	1960

<u>OTHER DATA</u>	
Book & Page	0890/0957

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	N	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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235 Attachment 2:1

08/27/2019

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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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235 Attachment 2:1

08/27/2019

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E	E	E	E	N	N	Library/museums/gallery					P	P	P	P	N	N	N	N
E	E	E	P	P	P	Place of worship, including associated residential					P	P	P	P	N	N	N	N
E	E	E	E	E	E	Preschool/kindergarten					P	E	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	E	P	P	School, college/university/community college					N	E	C	C	N	N	E	E
E	E	E	E	P	P	School, elementary/secondary					N	E	E	E	N	N	E	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	E
N	N	N	N	N	N	Flea/farmer's market					E	C	P*	P*	N	N	N	N
E	E	E	P	E	E	Neighborhood store					E	P	P	P	E	E	E	E
N	N	N	N	N	N	Retail sales					E	P	P	P	N	N	E	E
N	N	N	N	N	N	Sexually oriented business					N	N	P*	P*	N	N	N	N
N	N	N	N	N	N	Shopping center/mall					N	P	P	P	N	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	N
C	C	C	C	C	C	Day care/day nursery					C	C	C	C	C	C	C	C
N	N	N	N	N	N	Equipment/appliance repair/service					N	P	P	P	N	E	E	E
N	N	N	N	N	N	Financial institution or business office					P	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	N	Alternative treatment center/cultivation site					N	N	N	N	C	C	C	C

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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	P
N	N	N	P	N	N	Hotel/motel/inn					E	P	P	P	N	N	E	E
N	N	N	N	E	E	Laundromat					P	P	P	P	P	P	P	P
N	N	N	N	E	E	Personal service shop					P	P	P	P	N	N	E	E
N	N	N	N	N	N	Professional office					P	P	P	P	P	P	P	P
N	N	N	N	N	N	Trades shop/repair					E	E	P	P	N	N	P	P
E	E	N	N	N	N	Veterinary/kennel/comm. breeding					E	E	P	P	N	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	E
N	N	N	N	N	N	Amusement park					N	P	E	E	N	N	N	N
C	C	C	N	N	N	Arts center					C	P	P	P	N	N	N	N
E	E	N	E	N	N	Campground, RV/tent					N	C	N	N	N	N	N	N
N	N	E	E	N	N	Conference center					N	P	P	P	N	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	Indoor recreational facility					N	P	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	N	Nightclub/dance hall					N	P	P	P	N	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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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

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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	P
N	N	N	N	N	N	Vehicle dealership, sales and service					N	N	C	C	N	N	E	E
N	N	N	N	N	N	Vehicle major service					N	N	C	C	P	P	E	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	N	Vehicle Rental Establishment					P	N	P	P	P	P	P	P
N	N	N	N	N	N	Vehicle salvage yard/wrecking					N	N	N	N	E	E	E	E
N	N	N	N	N	N	Vehicle storage, long-term					N	N	E*	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	P
C	C	C	C	C	C	Laconia municipal government uses or facilities					C	C	C	C	C	C	C	C
E	E	E	E	E	E	Power generation facility					E	E	E	E	P	P	P	P
E	E	E	E	E	E	Utility					E	E	E*	E*	P	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	P	N	N	N	N	Agriculture/greenhouse, excluding livestock					N	C	N	N	P	P	P	P
E	E	E	E	E	E	Cemetery					E	E	N	N	N	N	N	N
E	N	N	N	N	N	Earth materials processing/sawmill					N	N	N	N	N	E	E	E

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E	N	N	N	N	N	Excavation					N	N	N	N	N	E	E	E
P	P	P	N	N	N	Forestry					N	P	N	N	P	P	P	P
N	N	N	N	N	N	Junkyards					N	N	N	N	N	C	C	C
N	N	N	N	N	N	Landfill/resource recovery facility					N	N	N	N	N	C	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	N
E	E	E	E	E	E	Building					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
N	N	N	E	N	N	Drive-through					E	P	P	P	P	P	P	P
N	N	N	N	N	N	Employee amenities					P	P	P	P	P	P	P	P
N	N	N	N	N	N	Outdoor storage					N	P	C*	C*	P	P	P	P
N	N	N	N	N	N	Retail outlet to industrial use					N	N	E	E	P	P	P	P
N	N	N	E	N	N	Take-out window					P	P	P	P	P	P	P	P
N	N	N	N	N	N	Storage containers					N	P*	P*	P*	P*	P*	P*	P*
N	N	N	N	N	N	Storage trailers					N	N	N	N	P*	P*	P*	P*

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