

# PROFESSIONAL/RETAIL FOR SALE \$225,000



- ❖ 15,000+/- Cars Daily
- ❖ 15 Parking Spaces
- ❖ 0.40 Acres
- ❖ 5 Zone FHW - Natural Gas
- ❖ Alarm System



109 Court Street  
Laconia

- ❖ 2,684+/- SF Finished
  - 2,212+/- Main Building
  - 472 SF Studio in Barn w/Open Beam Ceiling
- ❖ 472+/- SF Unfished Storage on 1<sup>st</sup> Fl. of Barn
- ❖ 7 Offices - Large Conference Room - Reception Area - Shared Kitchenette and Bathroom
- ❖ Over \$20,000 renovation to Studio Space in Barn

Offered by:

**Kevin Sullivan**

Sales Associate

603-528-3388 ext. 305

603-630-3276

ksullivan@weekscommercial.com



**WEEKS  
COMMERCIAL**

350 Court Street

Laconia, NH 03246

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



Co-Listed By:

**Lynn O'Connor**

Sales Associate

603-528-3388 ext. 300

603-387-2886

loconnor@weekscommercial.com

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# 109 Court Street



Terrific Professional/Retail Space - 15,000+/- cars daily, highly visible signage, 0.40 +/- acre corner lot and 66 ft. frontage on Route 3/Court St. make this property a must see! Currently configured as 2 separate businesses w/ a private studio in the barn. The layout lends itself to many options - 4 separate entrances, 5 zone FHW heating system and security system. 2,212+/- SF of finished office space in the main building with an additional 472+/- SF of finished studio space in the barn. Need extra storage? This property has an additional 472+/- SF of unheated storage space on the 1st floor of the barn plus basement space.

The main building on the first floor boasts 3 offices, main reception area, large conference/workroom (currently used as an office/workspace) and a shared bathroom and kitchen area. The 2nd floor has an additional 4 offices and common workspace in the hallway. An over \$20,000 renovation was done to the barn to finish off the studio with heat, exposed beam cathedral ceiling, track lighting and large windows that allow the natural lighting to stream in. Currently used as a painting studio – the perfect place to relax, unwind and escape.

Tenant at will in place renting 2 offices & reception area for \$350/month/gross is willing to stay on.

Plenty of parking for your employees or customers with 15 paved parking spaces. Within walking distance to Belknap County Superior Court, Laconia District Court & Downtown Laconia – 1,000+/- employees within a 1/4 mile!

# Property Details

<b><u>SITE DATA</u></b>	
Zoning	Downtown Riverfront District
Traffic Count	15,000+/- Cars Per Day

<b><u>SERVICE DATA</u></b>	
Heat	Forced Hot Water - Natural Gas – 5 Zone
Air Conditioning	None
Alarm System	Yes
Water	City
Sewer	City

<b><u>TAX DATA</u></b>	
Taxes	\$3,899
Tax Year	2018
Tax Map/Lot No.	449-54-84
Current Tax Rate/1000	\$20.85
Land Assessment	\$83,400
Building Assessment	\$103,600
Total Assessed Value	\$187,000

<b><u>PROPERTY DATA</u></b>	
Lot Size	0.40 Acre
Road Frontage	66 Ft. on Route 3/Court St.
Parking	Paved – 15 Spaces
Deed	Book 1195 Page 0873
Year Built	1890
Total Finished Square Footage	2,684+/- SF

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# Photos



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Conference Room/Work Space



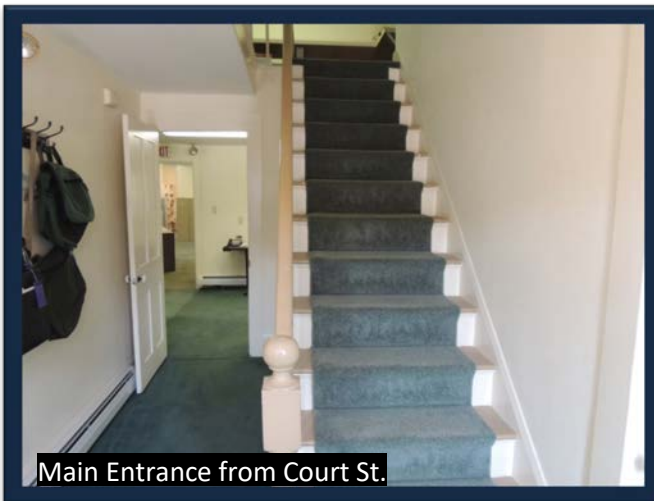
Shared Kitchenette & Bathroom



Back Office #3



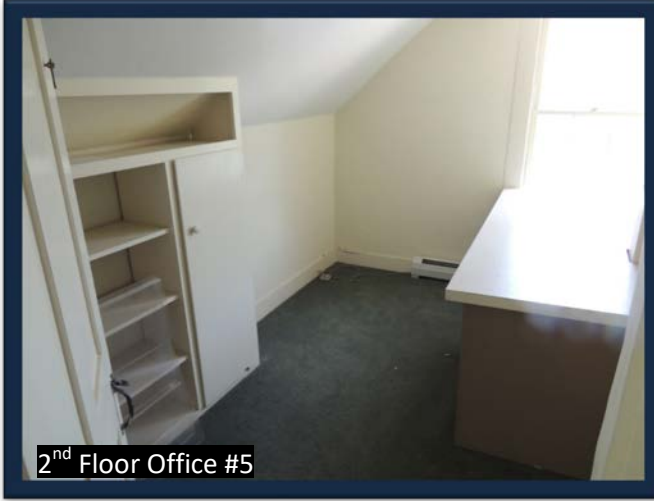
Back Hallway to Barn



Main Entrance from Court St.



2<sup>nd</sup> Floor Office #4



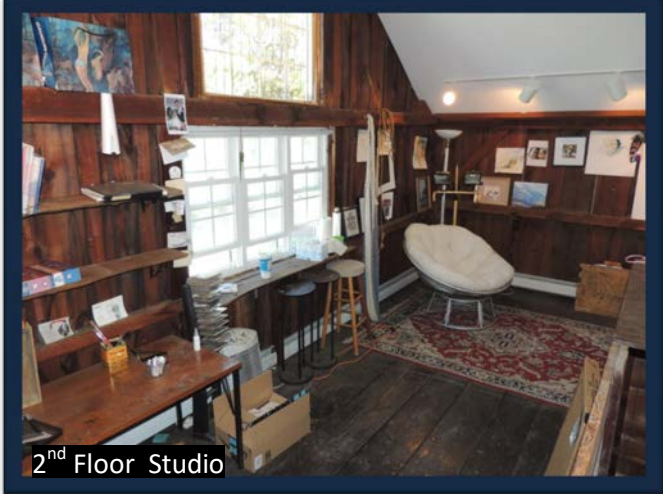
2<sup>nd</sup> Floor Office #5



2<sup>nd</sup> Floor Office #6



2<sup>nd</sup> Floor Workspace in Hallway



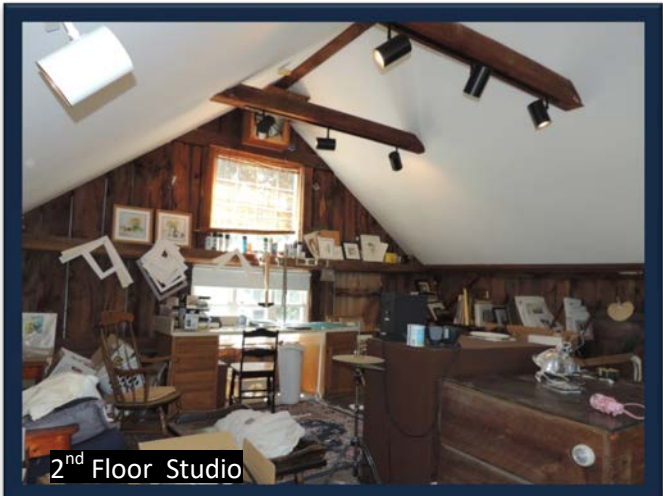
2<sup>nd</sup> Floor Studio



2<sup>nd</sup> Floor Studio



2<sup>nd</sup> Floor Studio



2<sup>nd</sup> Floor Studio



1<sup>st</sup> Floor Storage in Barn



1<sup>st</sup> Floor Storage in Barn



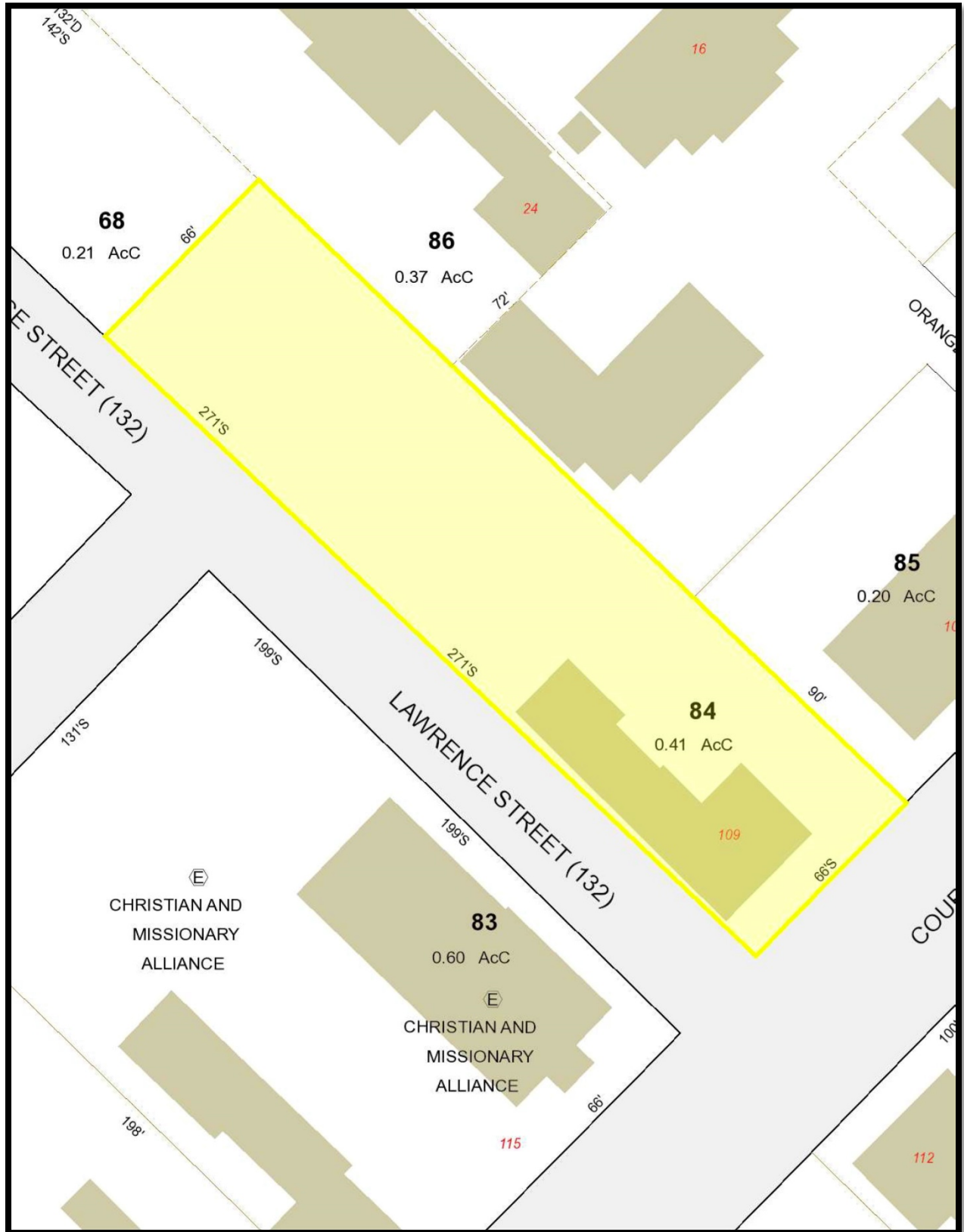
Basement in Main House

# Google 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; 3-9-2015 by Ord. No. 01.2015.01 by Ord. No. 2017-235-04 by Ord. No. 2017-235-05]

RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL USES	P	CR	DR	BC	C	BCI	IP	I	AI
C	C	C	C	C	C	Cluster subdivision - conventional housing	N	C	P	N	N	N	N	N	N
N	N	N	N	N	N	Combined dwelling unit(s)/business(es)	P	P	P	P	P	P	N	N	N
C	C	C	C	N	N	Manufactured housing park	N	N	N	N	N	N	N	N	N
P	P	P	P	P	P	Manufactured housing as emergency housing	P	N	N	P	P	P	P	P	P
C	C	C	C	N	N	Manufactured subdivision	N	N	N	N	N	N	N	N	N
N	N	N	E	E	P	Multifamily dwelling	E	P	P	E	N	E	N	N	N
P	P	P	P	P	P	Single-family	P	P	P	P	P	P	N	N	N
N	N	N	P	P	P	Two-family dwelling	P	P	P	P	P	P	N	N	N
RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL, ACCESSORY USES	P	CR	DR	BC	C	BCI	IP	I	AI
E	E	E	E	E	E	Accessory Dwelling Unit	E	C	E	E	E	E	N	N	N
P	P	P	P	P	P	Building	P	P	P	P	P	P	N	N	N
P	P	P	P	P	P	Home occupation	P	P	P	P	P	P	N	N	N
P	P	E	E	N	N	Greenhouse	N	C	N	N	N	N	N	N	N
E	E	N	N	N	N	Non-pets, kennels	N	E	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  
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  
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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	Outdoor storage	P	P	N	P	P	P	N	N	N
P	P	E	P	P	P	Road side stand	P	P	N	P	P	P	N	N	N
P	P	P	P	P	P	Roomers, less than three	P	P	P	P	P	P	N	N	N
P	P	P	P	P	P	Shelter, emergency	P	P	N	P	P	P	P	P	P
P	P	P	E	N	N	Stable	N	E	N	N	N	N	N	N	N
P	P	P	P	P	P	Storage of travel trailers, campers, boats	P	E	N	P	P	P	N	N	N
P	P	P	P	P	P	Swimming pool	P	P	P	P	P	P	N	N	N
P	P	P	P	P	P	Yard sales	P	P	P	P	P	P	N	N	N
RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL - SPECIAL SERVICE	P	CR	DR	BC	C	BCI	IP	I	AI
N	N	E	P	E	E	Assisted living facility	E	P	N	E	N	E	N	N	N
C	C	C	C	C	C	Bed-and-breakfast	C	P	P	P	P	P	N	N	N
N	N	N	P	E	E	Boarding/rooming/lodging house	E	P	E	E	E	E	N	N	N
E	E	E	E	P	P	Dormitory	N	E	C	N	E	N	N	N	E
N	N	N	N	P	E	Emergency shelter/housing	P	E	P	E	E	E	N	N	N
N	N	N	N	E	P	Transitional housing	E	N	P	E	N	E	N	N	N

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ZONING

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**City of Laconia**

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	P	N	N	N
E	E	E	P	P	P	Place of worship, including associated residence						P	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	N	E
E	E	E	E	P	P	School, elementary/secondary						N	E	N	N	E	N	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	C	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	N	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	
N	N	N	N	N	N	Alternative treatment center/cultivation site						N	N	N	N	N	N	C	C	C	

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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	C	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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							RECREATION/SPORTS/ENTERTAINMENT USES (continued)									
RR1	RR2	RS	SFR	RG	RA		P	CR	DR	BC	C	BCI	IP	I	AI	
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]																
							WATER-RELATED/DEPENDENT USES									
RR1	RR2	RS	SFR	RG	RA		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	N	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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							COMMERCIAL AND INDUSTRIAL									
RR1	RR2	RS	SFR	RG	RA		P	CR	DR	BC	C	BCI	IP	I	AI	
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	N	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	
							TRANSPORTATION									
RR1	RR2	RS	SFR	RG	RA		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	E	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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ZONING

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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	P
N	N	N	N	N	N	Vehicle dealership, sales and service					N	N	N	N	P	P	N	N	E	E
N	N	N	N	N	N	Vehicle major service					N	N	N	N	P	P	P	P	E	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	N	Vehicle Rental Establishment					P	N	P	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	E
N	N	N	N	N	N	Vehicle storage, long-term					N	N	N	N	E	P	E	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	E	P
C	C	C	C	C	C	Laconia municipal government uses or facilities					C	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	P
E	E	E	E	E	E	Utility					E	E	N	E	P	E	P	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	E	N	N	N	N	N	N	P	P
P	P	N	N	N	N	Agriculture/greenhouse, excluding livestock					N	C	N	N	N	N	N	P	P	P
E	E	E	E	E	E	Cemetery					E	E	N	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	E

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I-Industrial  
AI-Airport Industrial

LACONIA CODE

**Table I  
Table of Permitted Uses  
City of Laconia**

RR1	RR2	RS	SFR	RG	RA	LAND EXTENSIVE USES (continued)					P	CR	DR	BC	C	BCI	IP	I	AI	
E	N	N	N	N	N	Excavation					N	N	N	N	N	N	N	E	E	E
P	P	P	N	N	N	Forestry					N	P	N	N	N	N	P	P	P	P
N	N	N	N	N	N	Junkyards					N	N	N	N	N	N	N	C	C	C
N	N	N	N	N	N	Landfill/resource recovery facility					N	N	N	N	N	N	N	C	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	N
E	E	E	E	E	E	Building					P	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	P
N	N	N	E	N	N	Drive-through					E	P	N	E	P	E	P	P	P	P
N	N	N	N	N	N	Employee amenities					P	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	P
N	N	N	N	N	N	Retail outlet to industrial use					N	N	N	N	N	P	P	P	P	P
N	N	N	E	N	N	Take-out window					P	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*	P*
N	N	N	N	N	N	Storage trailers					N	N	N	N	N	N	P*	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  
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  
AI-Airport Industrial