

Industrial/Commercial Space



128 Messer Street, Laconia

**14 FT x 10 FT
Overhead Drive-In
Door**

**12 FT – 16 FT
Ceiling**

**Natural Gas
Modine Heater**

**Urban Commercial
Zoning**

Wet Sprinkler

\$1,500/Month

Mod. Gross*

**Tenant pays heat, electric, A/C, trash and telecommunications*



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



Co-Listed By:
Lynn O'Connor
Sales Associate

603-528-3388 ext. 300

603-387-2886

loconnor@weekscommercial.com

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Property Details

SITE DATA	
Zoning	Urban Commercial

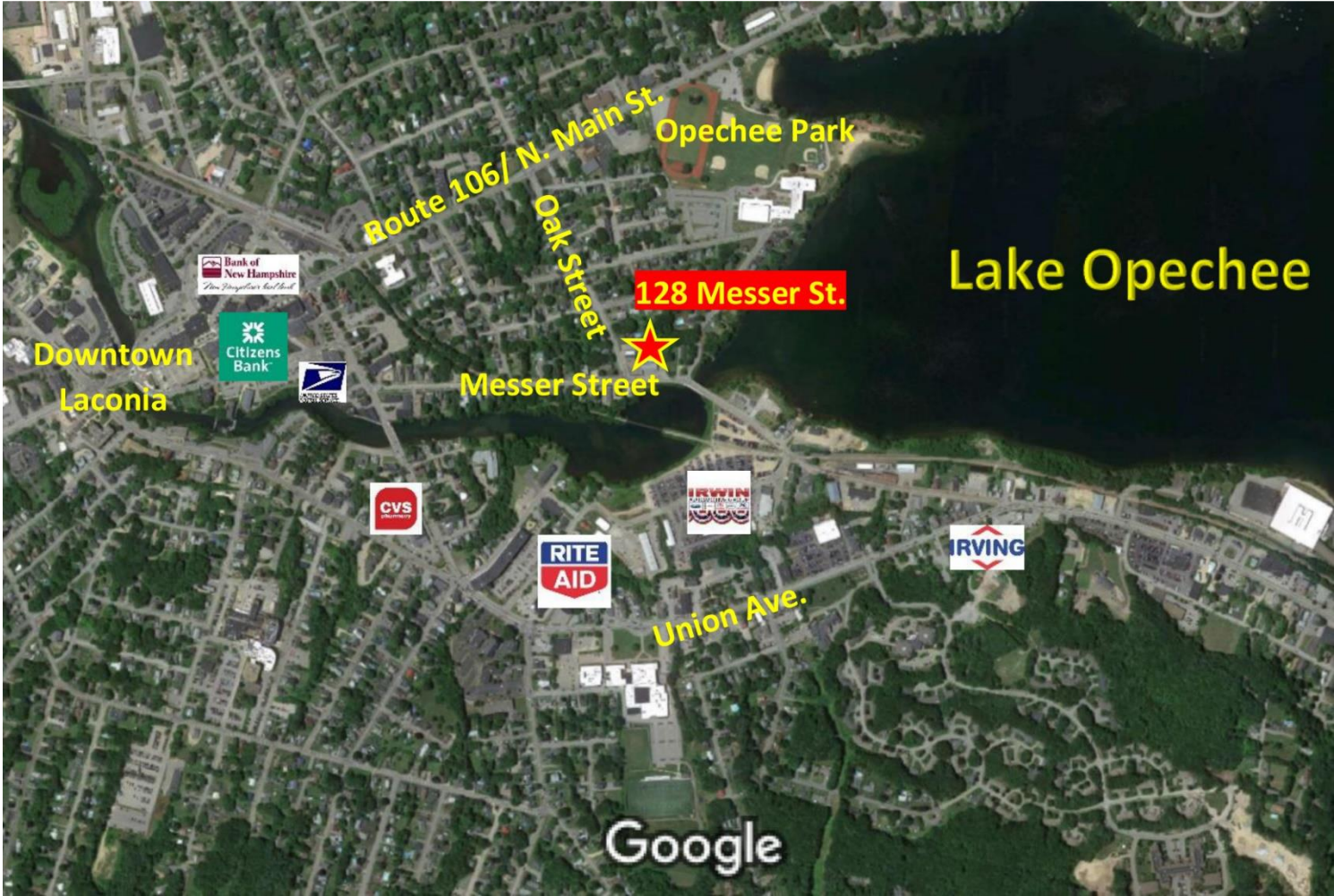
SERVICE DATA	
Heat	Natural Gas Modine Heater
Air Conditioning	Wall Unit
Sprinkler	Wet
Water	City
Sewer	City

TAX DATA	
Taxes	Paid by Landlord

PROPERTY DATA	
Lot Size	1.4+/- Acres
Road Frontage	200+/- FT on Messer Street 200+/- FT on Oak Street
Parking	10 Spaces - Paved
Year Built	1950
Total SF Available for Lease	2,500+/- SF
Construction	Steel Frame
Foundation	Concrete
Roof	Metal
Insulation	Spray Foam
Overhead Drive In Door	14 FT x 10 FT

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Google Map



Tax Map

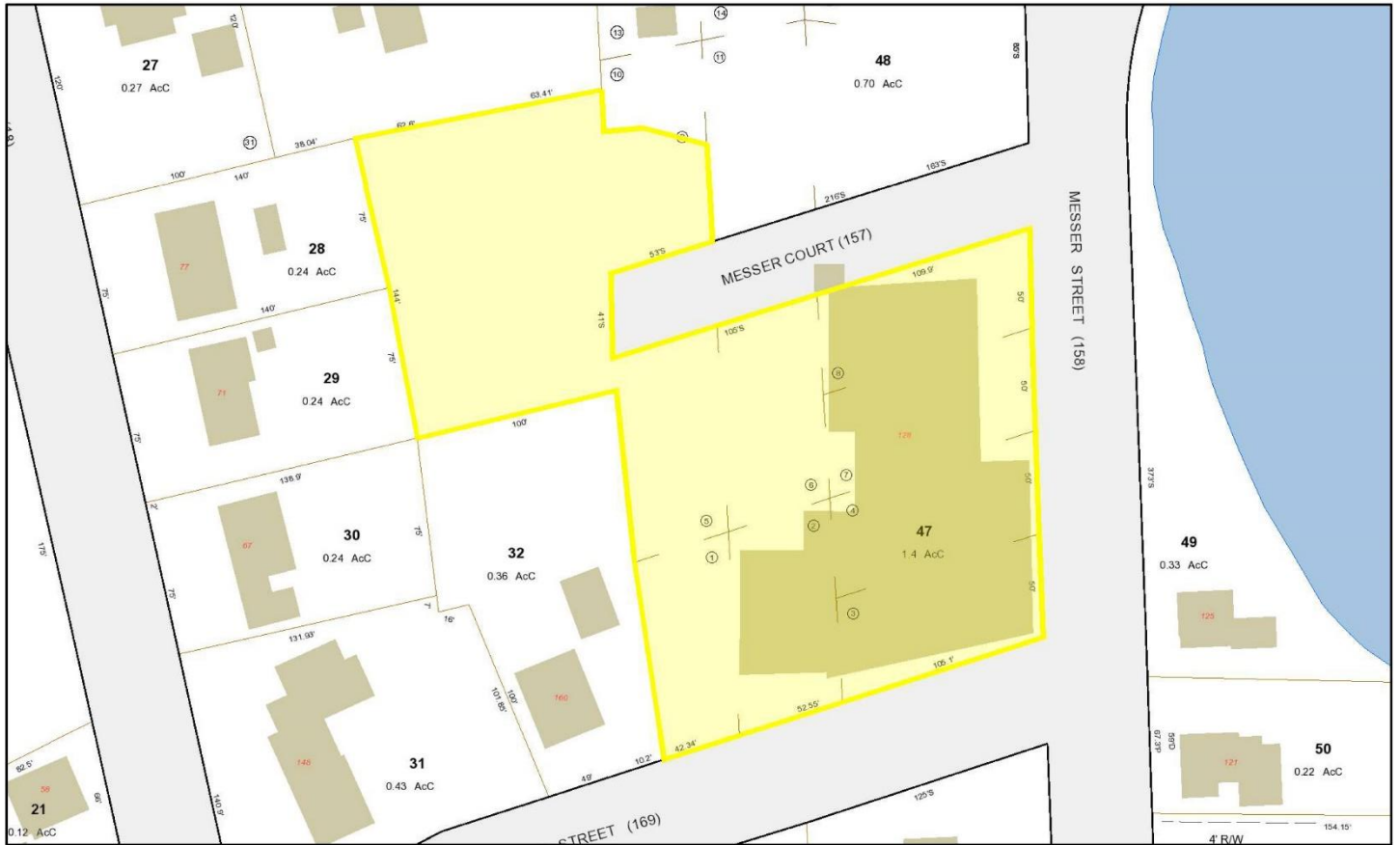


Laconia, NH

1 inch = 68 Feet



February 21, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this 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

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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

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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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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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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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RR1	RR2	RS	SFR	RG	RA	RECREATION/SPORTS/ENTERTAINMENT	P	CR	UC	C	IP	I	AI
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
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

08/27/2019

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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*

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