

2 Options Available For Lease



**161 Court Street,
Laconia**

Option A – \$7.50/SF/NNN

6,954 +/- SF – Front Only

* 1,500+/- SF

Finished Office Space

* 5,454+/- SF

Warehouse Space

Option B – \$6/SF/NNN

12,120+/- SF – Entire Space

* 1,500+/- SF

Finished Office Space

* 10,620+/- SF

Warehouse Space

* 5,000+/- SF of Outside

Fenced In Yard Space



**Call Kevin Sullivan
Sales Associate**

603.528.3388 ext. 305

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350 Court St.

Laconia, NH 03246

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**Call Lynn O'Connor
Sales Associate**

603.528.3388 ext. 300

603-387-2886

350 Court St.

Laconia, NH 03246

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loconnor@weekscommercial.com



Option A - \$7.50/SF/NNN

6,954 SF+/- Total

1,500+/- SF Finished Office Space

5,454+/- SF Warehouse Space



**14 FT x 12 FT
Drive In Door
Alarm System**



**Heated/Hot Air/
Natural Gas
ADA Bathroom**



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Option B - \$6/SF/NNN

12,120+/- SF Total*

***Everything in Option A plus additional warehouse space & outdoor fenced in yard space**



**5,000+/- SF Outdoor
Fenced in Yard Space
Rent Free**

5,166+/- SF Warehouse



**10 FT x 12 FT
Drive In Door**



3 Phase Power



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Property Details

<u>SITE DATA</u>	
Zoning	Urban Commercial
Traffic Count	15,000
Space Available	Option A (Unit #3) - 6,954+/- SF or Option B (Units #1 & #3)- 12,120+/- SF

<u>SERVICE DATA</u>	
Heat	Hot Air/Gas – Option A
Electrical	3 Phase
Water/Well	Public
Sewer/Septic	Public
Sprinkler System	Yes - 100% - New 2015
Security System	Yes

<u>TAX DATA</u>	
Taxes	Total Building \$6,574
Tax Map/Lot No.	450/54/63/003
Current Tax Rate/1000	\$20.59
Assessment	\$319,300

<u>PROPERTY DATA</u>	
Lot Size	Condominium
Frontage	0
Number of Buildings	1
Fenced in Yard Space	Included with Option B – 5,000 SF
Drive in Door	Unit #1 – 10 FT x 12 FT Unit #3 14 x 12 FT

<u>CONSTRUCTION</u>	
Exterior	Block
Roof Type/Age	Other
Foundation	Concrete Slab
Insulation	Yes
Year Built	Unit #1 – 2015 Unit #3 1970

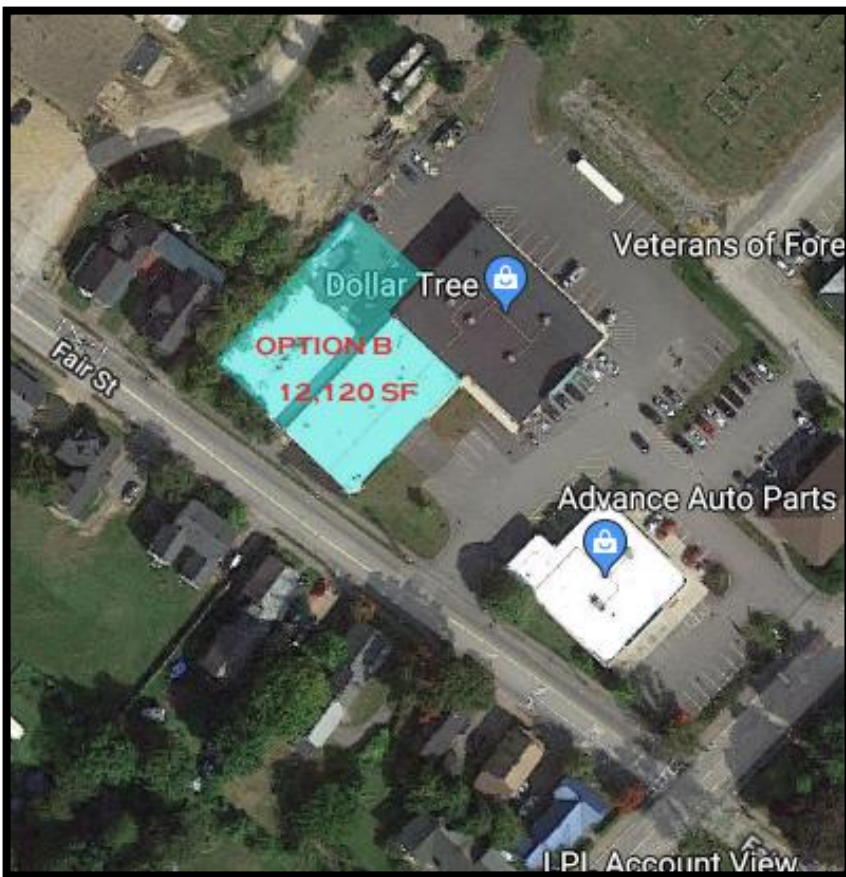
<u>OTHER DATA</u>	
Deed Reference	Unit #1 - Book 2346 Page 639 Unit #3 – Book 2094 Page 0882

Options Highlighted

Option A



Option B



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Google 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	N	Combined dwelling unit(s)/business(es)						P	P	P	P	N	N	N	N
P	P	P	P	P	P	Manufactured housing as emergency housing						P	N	P	P	P	P	P	P
N	N	N	P	P	P	Manufactured housing park						N	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	N	E	E	P	Multifamily dwelling						E	P	P	P	N	N	N	N
P	P	P	P	P	P	Single-family						P	P	P	P	N	N	N	N
N	N	N	P	P	P	Two-family dwelling						P	P	P	P	N	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	N
P	P	P	P	P	P	Building						P	P	P	P	N	N	N	N
P	P	P	P	P	P	Home occupation						P	P	P	P	N	N	N	N
P	P	E	E	N	N	Greenhouse						N	C	N	N	N	N	N	N
E	E	N	N	N	N	Non-pets, kennels						N	E	E	E	N	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
 SFR-Shorefront Residential CR-Commercial Resort AI-Airport Industrial
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RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL, ACCESSORY USES						P	CR	UC	C	IP	I	AI	
						(continued)													
P	P	P	P	P	P	Outdoor storage						P	P	P*	P*	N	N	N	N
P	P	E	P	P	P	Road side stand						P	P	P	P	N	N	N	N
P	P	P	P	P	P	Roomers, less than three						P	P	P	P	N	N	N	N
P	P	P	P	P	P	Shelter, emergency						P	P	P	P	P	P	P	P
P	P	P	E	N	N	Stable						N	E	N	N	N	N	N	N
P	P	P	P	P	P	Storage of travel trailers, campers, boats						P	E	P*	P*	N	N	N	N
P	P	P	P	P	P	Swimming pool						P	P	P	P	N	N	N	N
P	P	P	P	P	P	Yard sales						P	P	P	P	N	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	N
C	C	C	C	C	C	Bed-and-breakfast						C	P	P	P	N	N	N	N
N	N	N	P	E	E	Boarding/rooming/lodging house						E	P	E	E	N	N	N	N
E	E	E	E	P	P	Dormitory						N	E	E	E	N	N	N	E
N	N	N	N	P	E	Emergency shelter/housing						P	E	E	E	N	N	N	N
N	N	N	N	E	P	Transitional housing						E	N	E	E	N	N	N	N

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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	Flca/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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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
1 [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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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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