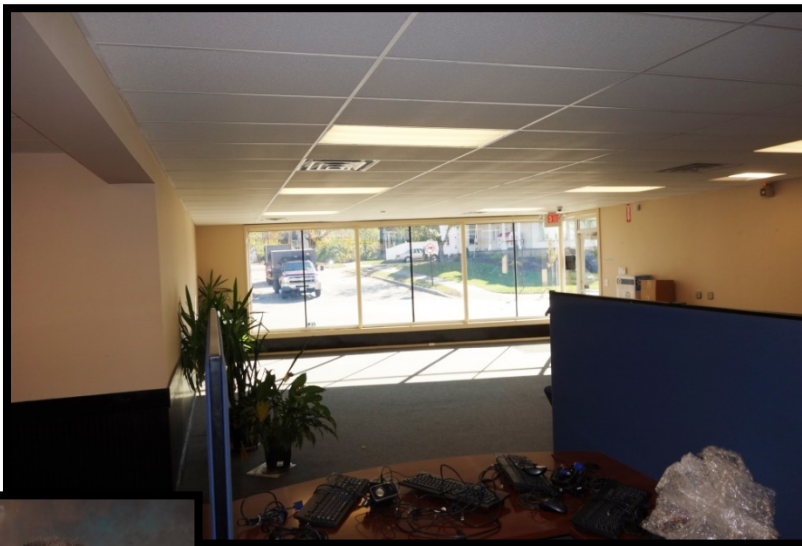


191-193 Court Street, Laconia



FOR SALE \$419,900



- ❖ 3,471+/- SF Commercial
- ❖ 1,226+/- SF Residential
- ❖ .38+/- Acres
- ❖ 122+/- Ft on Court St.
- ❖ 115+/- Ft on Bay St.
- ❖ Corner Location
- ❖ Commercial Zoning
- ❖ 15,000+/- Traffic Count
- ❖ Complete Remodel 2012



Call Kevin Sullivan
Sales Associate
603.528.3388 ext. 305
email: ksullivan@weeksccommercial.com

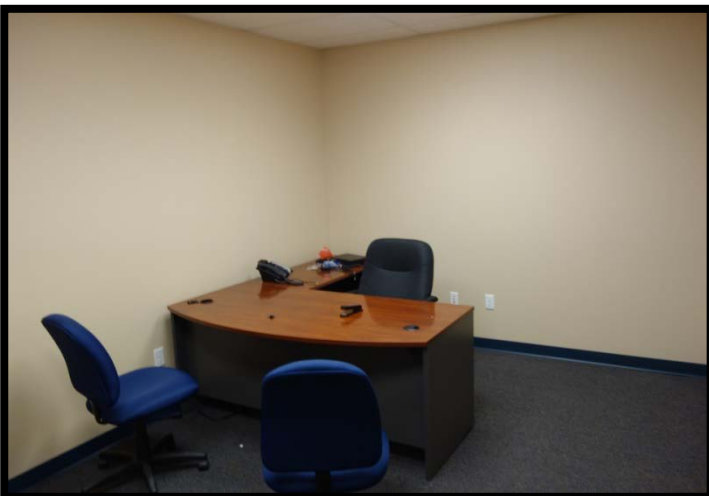
WEEKS
COMMERCIAL

350 COURT STREET
LACONIA, NH 03246
WWW.WEEKSCOMMERCIAL.COM

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Photos of 193 Court Street

3,471 SF commercial property on highly traveled Route 3/Court Street, boasting over 15,000 cars per day on a corner lot. Completely renovated and remodeled in 2012 by NE Auto Finance. New floors, ceilings, lighting, HVAC, and 2 ADA baths make this freestanding building tenant ready and in move in condition. Ample parking and ADA access for any business. Lot lines also include in the list price a single family residential home, presently occupied by the same tenant for 10+ years for additional rental income. Retail, professional, service...just about any business use would work in this location. Over 1,000 other employees in the downtown area within one-half mile of this property.



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Property Details

<u>SITE DATA</u>	
Zoning	Commercial
Traffic Count	15,000
Site Status	Available

<u>SERVICE DATA</u>	
Heat	191 Court St. = Oil 193 Court St. = Natural Gas
Heating/Cooling	Forced Hot Air
Water/Well	Public Water
Sewer/Septic	Public Water

<u>TAX DATA</u>	
Taxes	191 Court St. = \$2,179 193 Court St. = \$4,879
Tax Year	2017
Tax Map/Lot No.	191 Court St. = 450/54/45 193 Court St. = 450/54/46
Current Tax Rate/1000	\$21.03
Land Assessment	191 Court St. = \$28,300 193 Court St. = \$76,700
Building Assessment	191 Court St. = \$75,300 193 Court St. = \$155,300
Total Assessed Value	191 Court St. = 103,600 193 Court St. = \$232,000

<u>PROPERTY DATA</u>	
Lot Size	191 Court St. = .15 Acres 193 Court St. = .23 Acres
Frontage	191 Court St = 40+/- FT on Court St. 193 Court St = 82+/-FT on Court St.
Number of Parking Spaces	
Square Feet Available	191 Court St. = 1,226 193 Court St. 3,471

<u>CONSTRUCTION</u>	
Exterior	191 Court St. = Vinyl Siding 193 Court St. = Concrete Block
Roof Type/Age	Asphalt Shingle
Foundation	Concrete
Insulation	Yes
Year Built	191 Court St. = 1932 193 Court St. = 1900

<u>OTHER DATA</u>	
Deed Reference	Book 1463, Page 0234

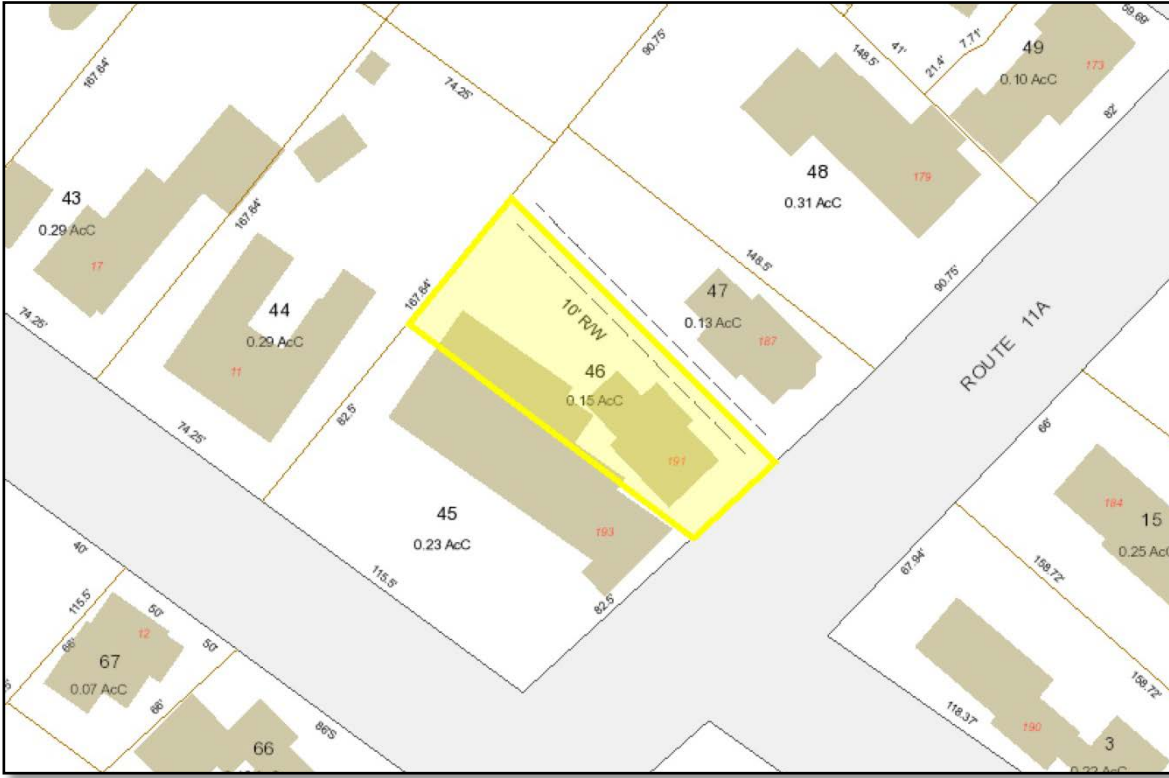
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Google Maps

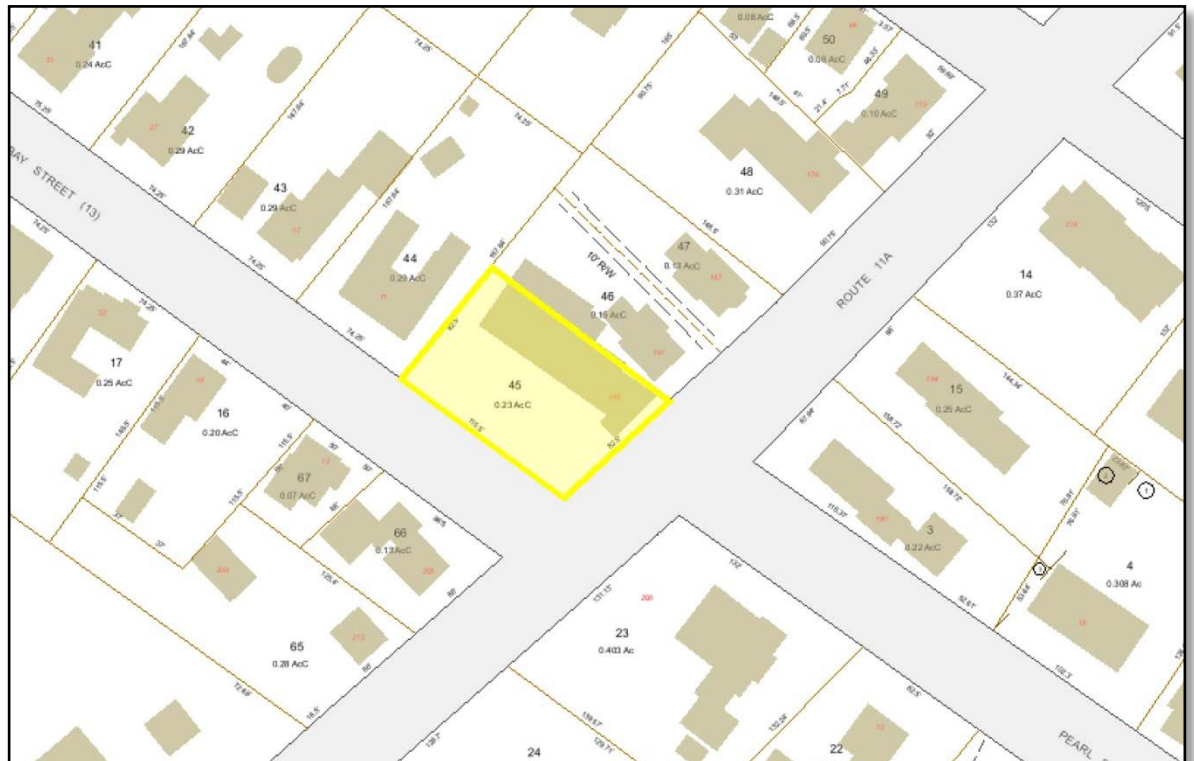


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Tax Maps



191
Court St.



193
Court St.

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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	N	Combined dwelling unit(s)/business(es)						P	P	P	P	P	P	N	N	N	N
C	C	C	C	N	N	Manufactured housing park						N	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	P
C	C	C	C	N	N	Manufactured subdivision						N	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	N
P	P	P	P	P	P	Single-family						P	P	P	P	P	P	N	N	N	N
N	N	N	P	P	P	Two-family dwelling						P	P	P	P	P	P	N	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	N
P	P	P	P	P	P	Building						P	P	P	P	P	P	N	N	N	N
P	P	P	P	P	P	Home occupation						P	P	P	P	P	P	N	N	N	N
P	P	E	E	N	N	Greenhouse						N	C	N	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	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
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RA-Residential Apartment
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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	N
P	P	E	P	P	P	Road side stand						P	P	N	P	P	P	N	N	N	N
P	P	P	P	P	P	Roomers, less than three						P	P	P	P	P	P	N	N	N	N
P	P	P	P	P	P	Shelter, emergency						P	P	N	P	P	P	P	P	P	P
P	P	P	E	N	N	Stable						N	E	N	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	N
P	P	P	P	P	P	Swimming pool						P	P	P	P	P	P	N	N	N	N
P	P	P	P	P	P	Yard sales						P	P	P	P	P	P	N	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	N
C	C	C	C	C	C	Bed-and-breakfast						C	P	P	P	P	P	N	N	N	N
N	N	N	P	E	E	Boarding/rooming/lodging house						E	P	E	E	E	E	N	N	N	N
E	E	E	E	P	P	Dormitory						N	E	C	N	E	N	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	N	E	P	Transitional housing						E	N	P	E	N	E	N	N	N	N

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**Table I
Table of Permitted Uses
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	N	N	N
E	E	E	P	P	P	Place of worship, including associated residence	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	E
E	E	E	E	P	P	School, elementary/secondary	N	E	N	N	E	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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**Table I
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City of Laconia**

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	N	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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ZONING

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RR1	RR2	RS	SFR	RG	RA	RECREATION/SPORTS/ENTERTAINMENT USES (continued)					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 ¹					E	P	P	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	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	C	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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ZONING

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

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

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City of Laconia**

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

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LACONIA CODE

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City of Laconia**

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

NOTICE: The information provided herein is believed to be accurate, but Weeks Commercial, its salespersons and employees do not warrant or guarantee its accuracy in case of error or mistake. Therefore, it is recommended that all information be verified, and that the professional advice of an attorney and/or an accountant be sought before executing any contractual agreement.