

COMMERCIAL/RESIDENTIAL

JUST REDUCED!



- 3,000+/- SF Commercial Space
- One 12' x 12' Drive In Door
- Three 10' x 10' Drive In Doors
- Quonset Hut
- Salt Shed
- Storage Space in Back
- Large Paved Driveway
- Security System
- Zoned Residential Single Family but Grandfathered Commercial/Industrial Use

FOR SALE

\$325,000

- 3,000+/- SF Home
- Potential In-Law Apartment/Accessory Dwelling with special exception from City of Laconia
- 1st Floor – Kitchen, dining room, living room, 2 bedrooms, ¾ bath & laundry
- 2nd Floor – Eat-in-kitchen, living room, bedroom, office, craft room, ¾ bath & laundry hook up



Call Kevin Sullivan
Sales Associate

603.528.3388 ext. 305

603-630-3276 cell

email: ksullivan@weekscommercial.com



**WEEKS
COMMERCIAL**

350 COURT STREET
LACONIA, NH 03246

WWW.WEEKSCOMMERCIAL.COM

GARAGE PHOTOS



- 3,000+/- Square Feet
- 4 Drive in Doors
 - 1 – 12 FT x 12 FT
 - 3 – 10 FT x 10 FT
- Grandfathered for Commercial/Industrial



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1st FLOOR HOUSE PHOTOS



Kitchen

- 17 FT x 13 FT
- Stainless Steel Refrig. & Dishwasher
- Tile Backsplash
- Cork Flooring

Dining Room

- 12 FT x 13 ½ FT
- Open Concept
- Cork Flooring



Living Room

- 21 ½ FT x 17 FT
- Woodstove Hookup
- Pergo
- Cathedral Ceilings
- Ceiling Fans



1st FLOOR HOUSE PHOTOS



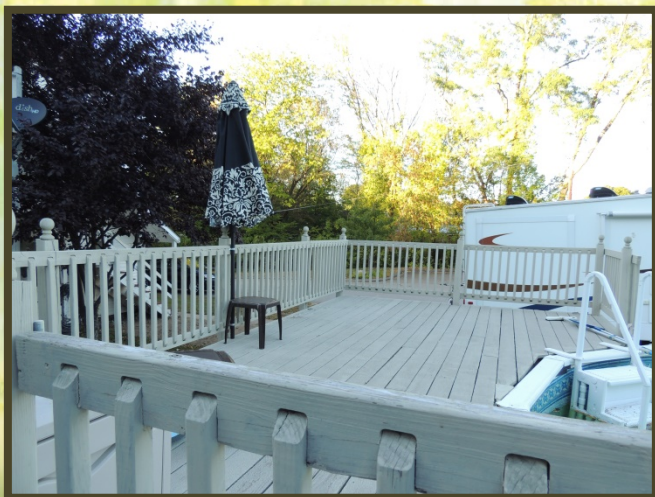
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2nd FLOOR HOUSE PHOTOS



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EXTERIOR PHOTOS



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PROPERTY DETAILS

<u>SITE DATA</u>	
Zoning	Residential Single Family - Grandfathered Commercial/Industrial Use
Deed	Quitclaim – Book 2239 Page 0885

<u>SERVICE DATA</u>	
Heating	House – Propane FHW & Woodstove Garage - None
Security System	Yes
Water/Well	Shared Well on Property – See Deed
Sewer/Septic	City Sewer

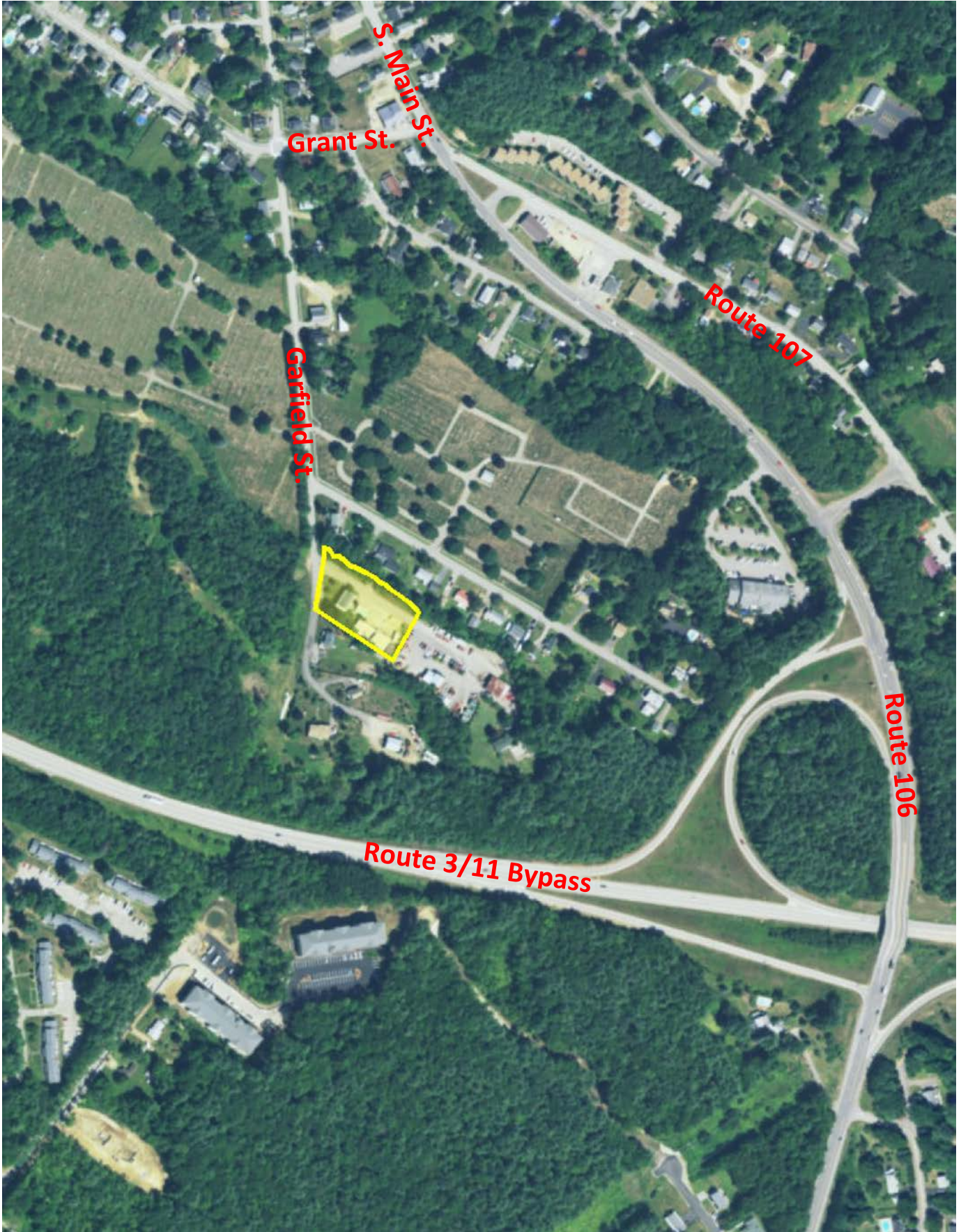
<u>TAX DATA</u>	
Taxes	\$5,726
Tax Year	2017
Tax Map/Lot No.	472/86/19
Current Tax Rate/1000	\$21.03
Land Assessment	\$51,800
Building Assessment	\$220,500
Total Assessed Value	\$272,300

<u>PROPERTY DATA</u>	
Lot Size	1.1 Acres
Frontage	172' on Garfield St.
Number of Parking Spaces	10+
Square Feet Available	3,000 SF Home & 3,000 SF Garage Space

<u>CONSTRUCTION</u>	
Exterior	Vinyl Siding
Roof Type	House – Asphalt Shingle Garage - Metal
Foundation	Concrete w/Frost wall
Insulation	Yes
Year Built	House - 1950 Garages - 1955

<u>GARAGE DETAILS</u>	
Drive In Doors	Three 10' x 10' One 12' x 12'

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	N	Combined dwelling unit(s)/business(es)						P	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	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	P	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
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

235 Attachment 2:1
Table of Permitted Uses
City of Laconia

06 - 19 - 2017

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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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	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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- | | | |
|------------------------------|---------------------------------|------------------------|
| RR1-Rural Residential 1 | RA-Residential Apartment | DR-Downtown Riverfront |
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235 Attachment 2:3

06 - 19 - 2017

LACONIA CODE

**Table I
Table of Permitted Uses
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	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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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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LACONIA CODE

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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
RR1	RR2	RS	SFR	RG	RA	TRANSPORTATION										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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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	N	E
N	N	N	N	N	N	Vehicle major service						N	N	N	N	P	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	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	N	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	N	E	E

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235 Attachment 2:7

06 - 19 - 2017

LACONIA CODE

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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	N	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	N	C	C
N	N	N	N	N	N	Landfill/resource recovery facility						N	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.

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.