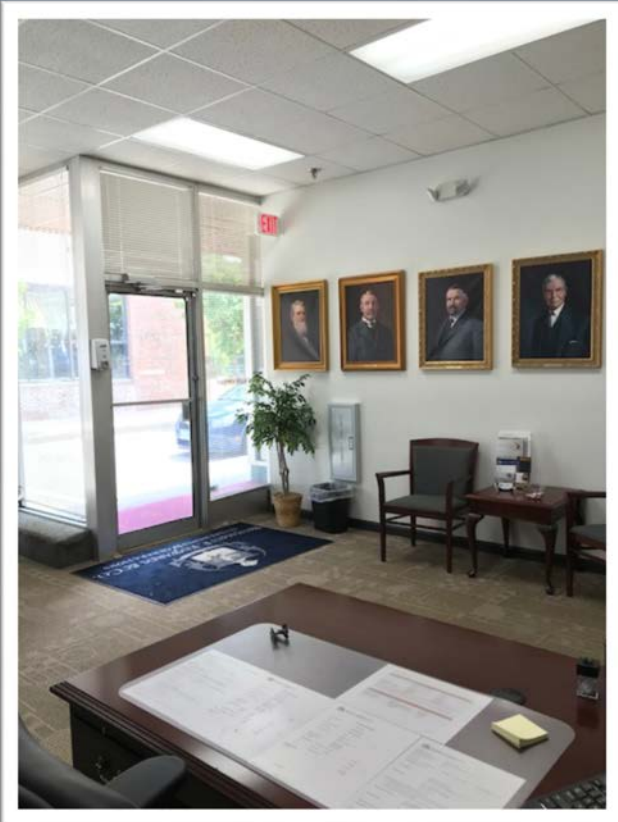


13,000+/-
Cars Per Day

OFFICE/RETAIL SPACE FOR LEASE

**Newly
Renovated!**



***\$800/Mo/Gross
600+/- SF***

***526 Main St.
Suite #2
Laconia***

***Call Kevin Sullivan
Sales Associate
603.528.3388 ext. 305
603.630.3276 (cell)***



**WEEKS
COMMERCIAL**

350 Court St., Laconia, NH 03246

www.weekscommercial.com

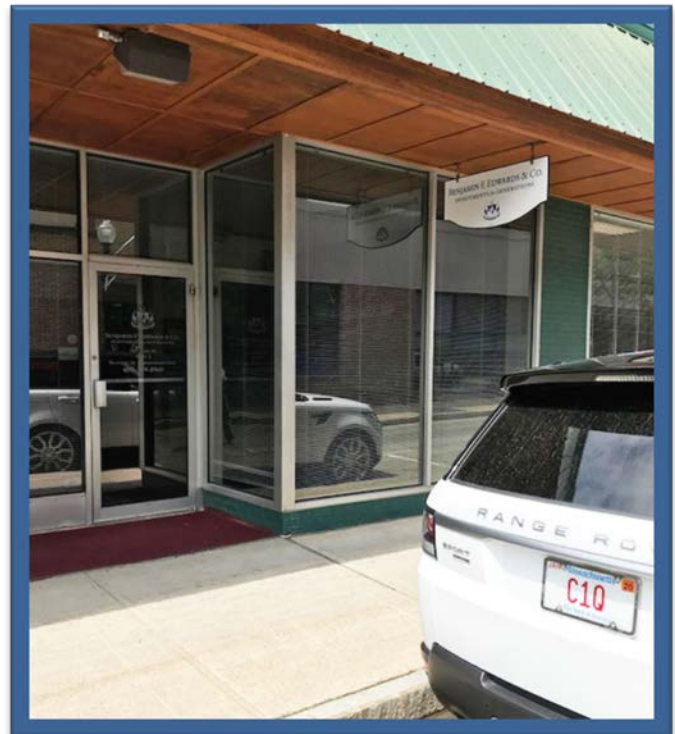
email: ksullivan@weekscommercial.com

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PHOTOS

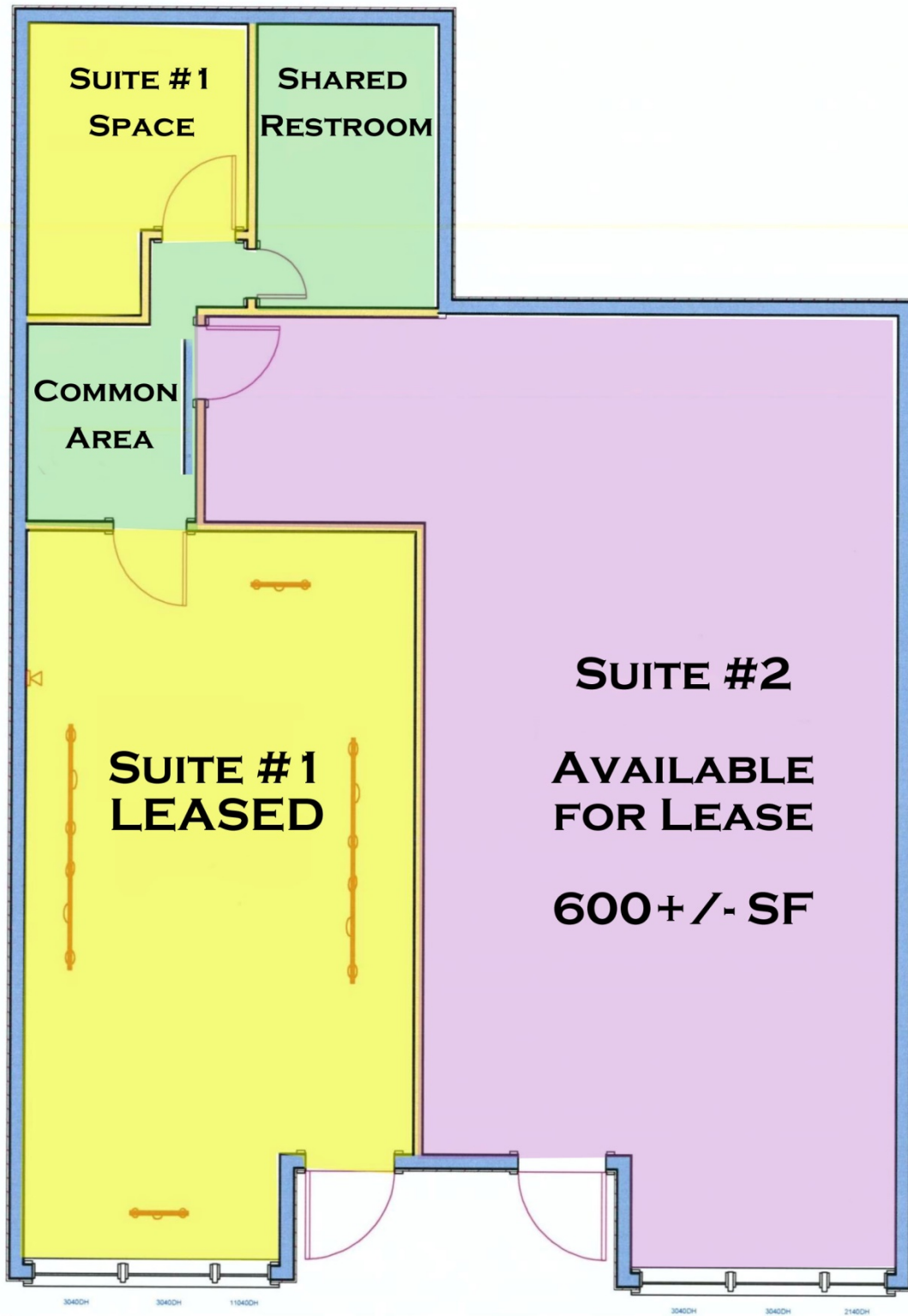


Completely renovated in 2016, this attractive 600 square foot professional space awaits with an entrance right on Main Street. Reception and waiting area, plus spacious, private sound proof office, across from the Lakes Region's leading fitness club and the city parking garage. Strong traffic counts and a mix of retail and professional tenants make this location perfect for your business. Walking distance to all government and county offices, this location features over 1,000 employees within ¼ mile. Tap the potential and enjoy attractive lease rates of just \$800/mo/gross. Tenant pays telecommunications only. Agent has ownership interest.



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FLOOR PLAN



**526 Main Street
Laconia, N.H.**

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PROPERTY DETAILS

<u>SITE DATA</u>	PROPERTY INFORMATION SHEET
Zoning	DRD
Traffic Count	13,000
Site Status	Available

<u>SERVICE DATA</u>	
Heat	Hot Air, Forced, Air Conditioning
Water/Well	Public Water
Sewer/Septic	Public Sewer
Sprinkler	Wet

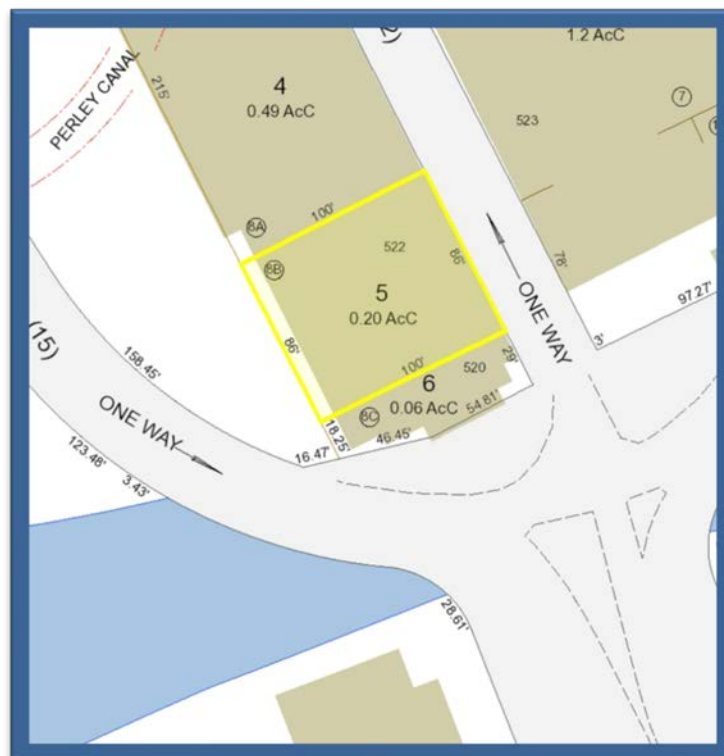
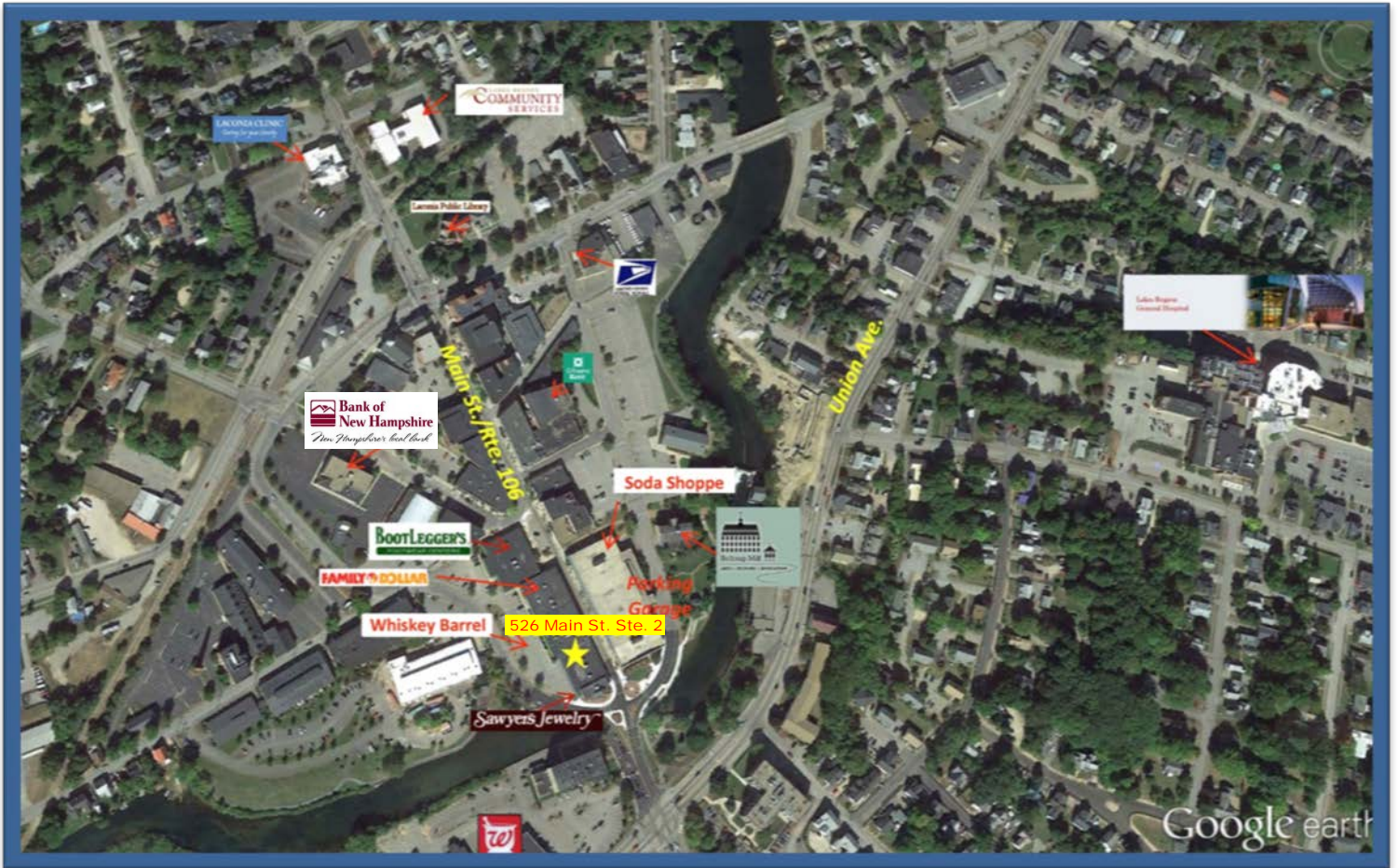
<u>TAX DATA</u>	
Taxes	\$6,901.35 (Total Building) – Paid by Landlord
Tax Year	2018
Tax Map/Lot No.	442/142/5
Current Tax Rate/1000	\$20.85
Land Assessment	\$67,400
Building Assessment	\$263,600
Total Assessed Value	\$331,000 (Total Building)

<u>PROPERTY DATA</u>	
Frontage	35 ft.
Parking Spaces	On Street & Parking Garage
Unit Square Feet	600
Number of Floors	1

<u>CONSTRUCTION</u>	
Exterior	Brick Veneer
Roof Type/Age	Membrane
Year Built	1971

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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	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
RG-Residential General

RA-Residential Apartment
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BC-Business Central
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I-Industrial
AI-Airport Industrial

235 Attachment 2:1

06 - 19 - 2017

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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ZONING

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City of Laconia**

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EDUCATION/CULTURAL USES															
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
BUSINESS															
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
SERVICE															
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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LACONIA CODE

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

RR1	RR2	RS	SFR	RG	RA		P	CR	DR	BC	C	BCI	IP	I	AI
SERVICE (continued)															
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
RECREATION/SPORTS/ENTERTAINMENT USES															
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	P	N	N
N	N	N	N	N	N	Nightclub/dance hall	N	P	P	P	P	P	N	N	N

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E	E	E	E	N	N	Outdoor recreational facility						N	P	N	E	P	E	P	P	N	N
N	N	N	N	N	N	Private club ¹						E	P	P	P	P	P	N	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	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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Table of Permitted Uses
City of Laconia**

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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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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	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	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*	

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ZONING

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Table of Permitted Uses
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	N	P	N	N	N
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	N	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

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.