

FOR LEASE

Great wide open space for any retail or office application



\$2,000/mo*
***Most everything included**

2,100 SF of Professional/Office Space

Ample Parking & Signage

**Bank of N.H.
& access to Main St
across the street**



**61 Beacon Street West Unit #3 -Streetcar Place
Downtown Laconia**



Kevin Sullivan
Sales Associate
Office: 603.528.3388
Cell: 603.630.3276
ksullivan@weeksccommercial.com



Weeks Commercial, 350 Court Street, Laconia, NH 03246
www.weeksccommercial.com

This turn of the century landmark building has been meticulously renovated over the years to accommodate office/retail businesses. Situated in the heart of downtown Laconia, the property was initially utilized in the construction of street cars and railroad cars. Beginning in the 1980s the owner began updating the property, which continued into 2005. The present owner has installed a new heating system, sprinkler system, water main and HVAC units. Additionally, the bathrooms have been remodeled, lighting fixtures improved, and the parking lot resurfaced. The building has a total of 32,724 square feet with parking for 110 cars.

This 2,100 square foot unit has most recently been home to Genesis Mental Health Executive Offices, and features 9 private offices, reception area, conference room & more.

The property includes a varied tenant mix, excellent exposure, and convenient access. Join other Tenants such as, the NH State Department of Administrative Services, Hector's Fine Food and Spirits, Winnisquam Printing and Allstaff Corporation.



PROPERTY INFORMATION

ZONING/TRAFFIC	
Zoning	DRD
Traffic Count	6,300 +/- cars per day
Road Frontage	588
Location	Downtown Laconia

SERVICE DATA	
Heat	Natural Gas
Water/Well	Public
Sewer/Septic	Public

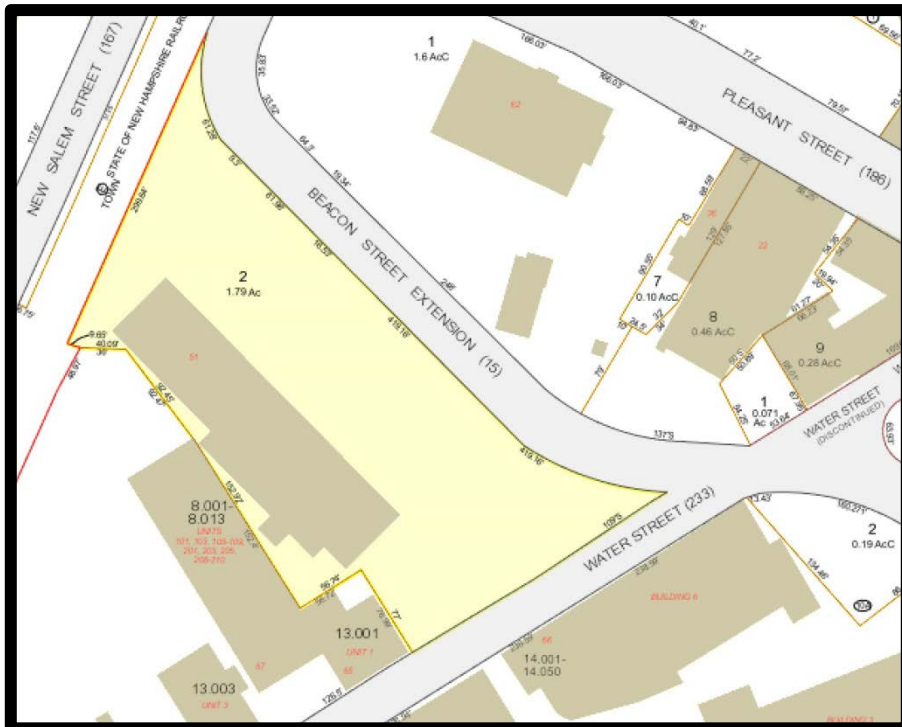
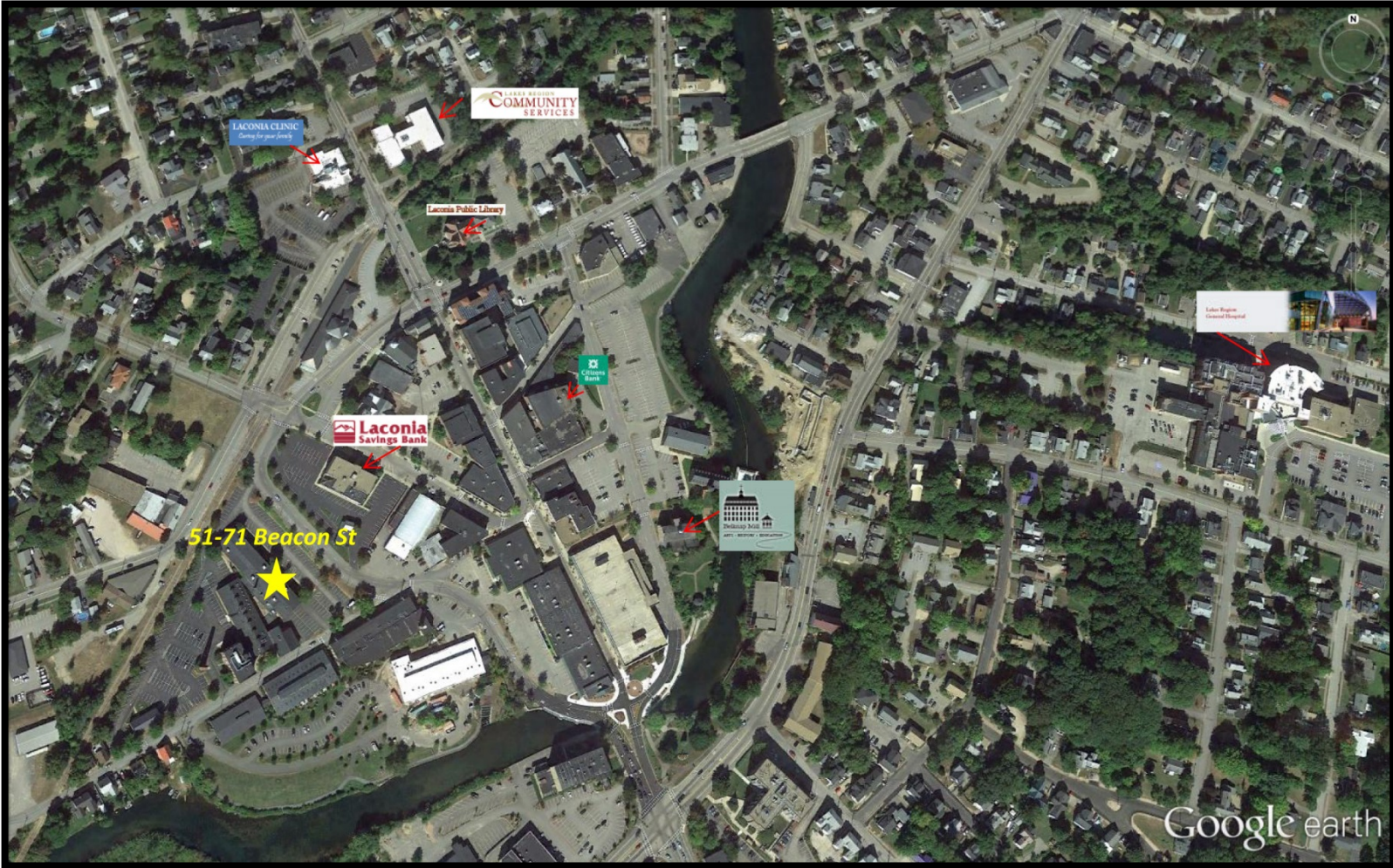
TAX DATA	
Taxes	Included in Rent
Tax Year	2017
Tax Map/Lot No.	423 15 2
Current Tax Rate/1000	\$21.03

PROPERTY DATA	
Lot Size	1.79 Acres
Total Available Sq. Footage	2,100+/- SF - Unit #3
Building Sq. Footage	32,724

CONSTRUCTION	
Basement	n/a
Construction	Masonry, Steel Frame, Other
Roof Type	Membrane
Year Built	1930

LAND DATA	
Topography	Level
Deed Book/Page	3087/0112

LOCATOR MAPS



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.

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	P	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	P	N	N	N
P	P	P	P	P	P	Home occupation						P	P	P	P	P	P	P	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	E	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
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SFR-Shorefront Residential
RG-Residential General

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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	P	N	N	N
P	P	E	P	P	P	Road side stand						P	P	N	P	P	P	P	N	N	N
P	P	P	P	P	P	Roomers, less than three						P	P	P	P	P	P	P	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	P	N	N	N
P	P	P	P	P	P	Swimming pool						P	P	P	P	P	P	P	N	N	N
P	P	P	P	P	P	Yard sales						P	P	P	P	P	P	P	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	P	N	N	N
N	N	N	P	E	E	Boarding/rooming/lodging house						E	P	E	E	E	E	E	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	E	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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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	P	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
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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RECREATION/SPORTS/ENTERTAINMENT USES (continued)							P	CR	DR	BC	C	BCI	IP	I	AI	
RR1	RR2	RS	SFR	RG	RA											
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]																
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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COMMERCIAL AND INDUSTRIAL							P	CR	DR	BC	C	BCI	IP	I	AI
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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ZONING

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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	P	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	P	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	P	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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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	P	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	N
E	E	E	E	E	E	Building					P	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	P
N	N	N	E	N	N	Drive-through					E	P	N	E	P	E	P	P	P	P
N	N	N	N	N	N	Employee amenities					P	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	P
N	N	N	N	N	N	Retail outlet to industrial use					N	N	N	N	N	P	P	P	P	P
N	N	N	E	N	N	Take-out window					P	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*	P*
N	N	N	N	N	N	Storage trailers					N	N	N	N	N	N	P*	P*	P*	P*

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