

WEEKS
COMMERCIAL

→ **INCOME PROPERTY** ←

67 Water St. Ste. 208, Laconia

\$149,900

100% Occupied

Elevator Access

Downtown Location

Great Floorplan

New HVAC System

2,746+ /- SF



\$2,575/mo/rental income in place!



Kevin Sullivan

Sales Associate

Cell: 603.630.3276

Email:

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Weeks Commercial

350 Court St., Laconia NH 03246

603-528-3388

11 Offices
Reception Area
Kitchen

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Description

Weeks Commercial is pleased to present this ideally located office condominium.

This space is one of several condominium units in the Railcar Assembly Condominium. The unit offers a combination of options which include a waiting / reception area and 2-4 office areas or conference rooms. The total space equals 2,746 Sq. Ft. The space is accessed by either a wide stairway or elevator. New HVAC system, fully leased with \$2,575/mo rental income in place and a great floorplan make this property one you don't want to pass up!

This renovated 1800's mill building with lots of history and appeal is located in Downtown Laconia. An elevator along with a grand staircase will get you to your office in style. The building is at ground level with ADA compatibility for your clients. Join a list of professionals that occupy space in this downtown Laconia building such as: Denoncourt, Walden & Sullivan CPA, Scott McGuffin Esq., Yerkes Surveying, North American Consulting, Lakes Region Board of Realtors and many, many more.

Downtown Laconia is a convenient walking area with restaurants and banks, Laconia City Hall, Laconia Clinic, and Belknap County Courthouse. Join nearly 1,000 employees who work in the downtown area every day. Many of the brick buildings in Downtown Laconia have been restored and refurbished including the Laconia Public Library.

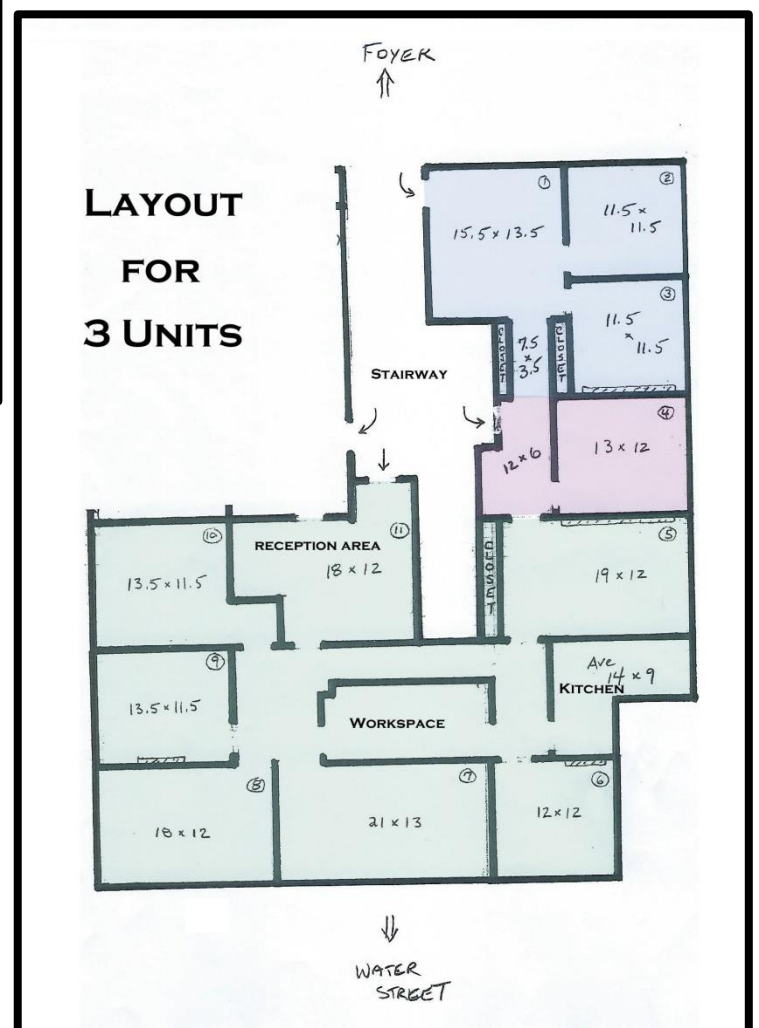
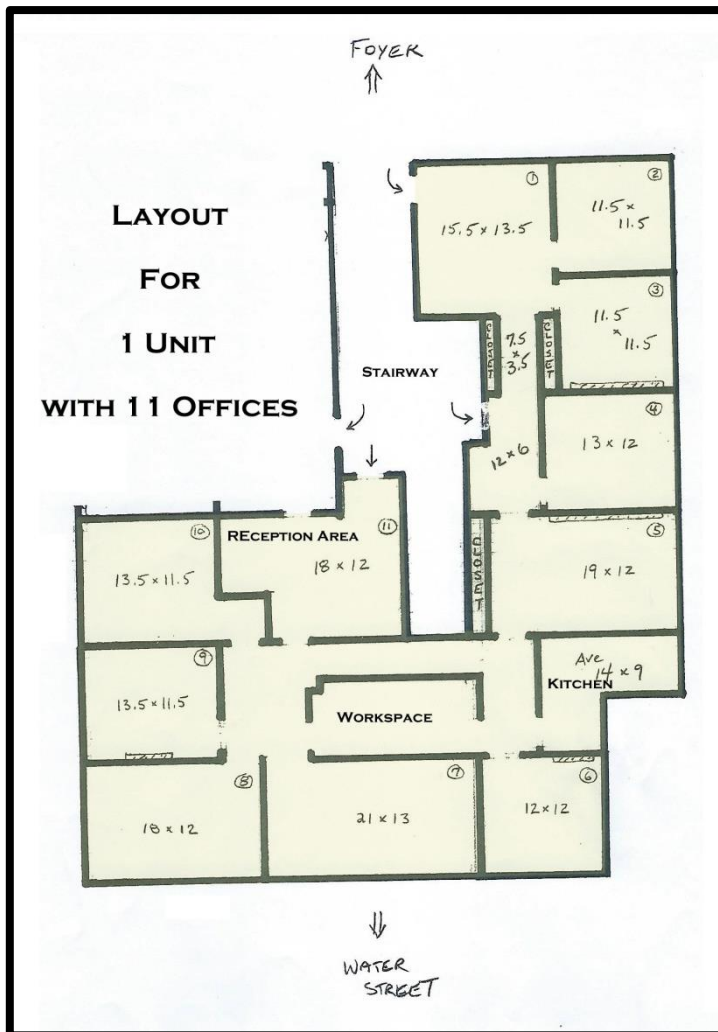
Profit and Loss Statement 67 Water Street Suite 208 Laconia, NH

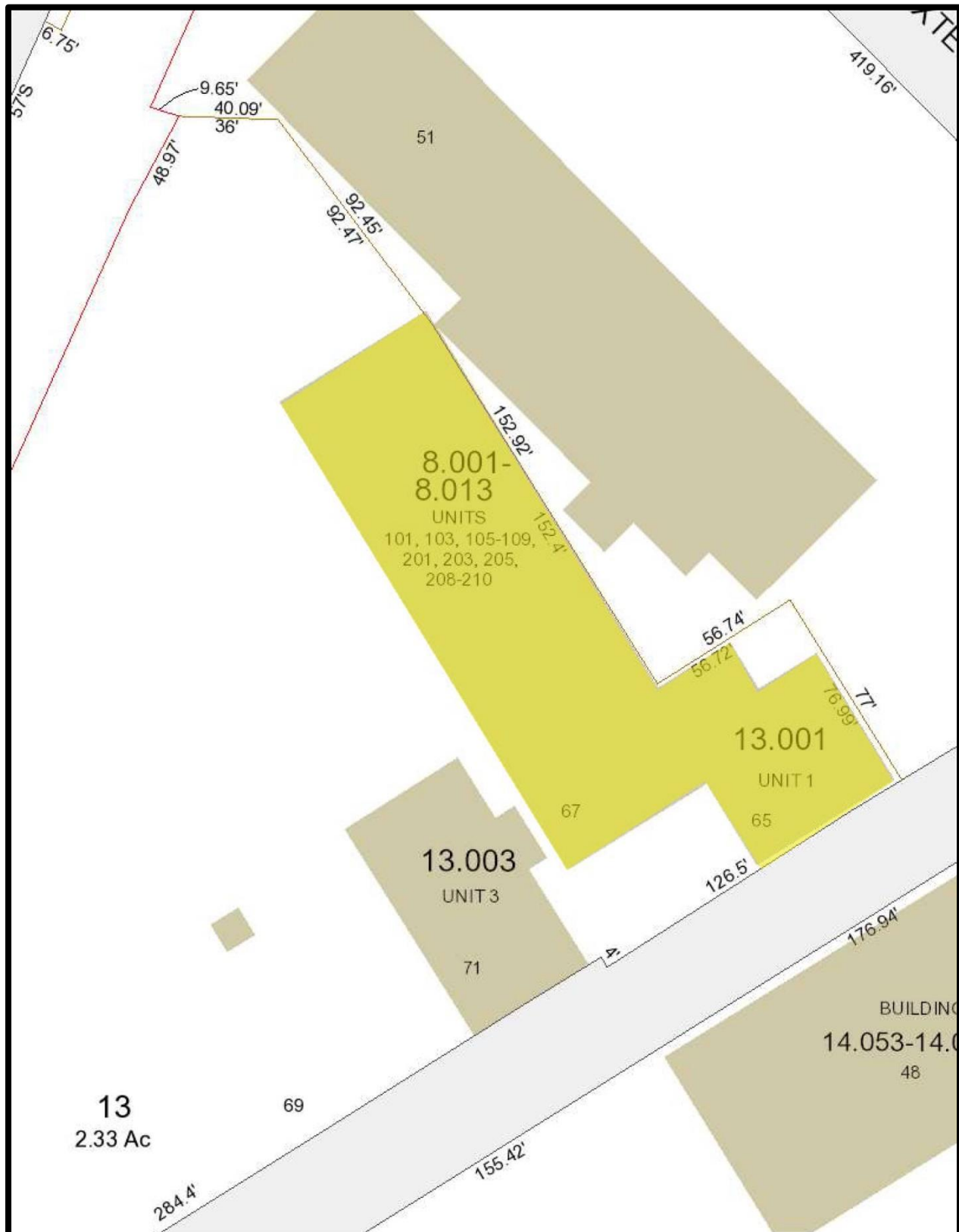
UNIT	TENANT	LEASE TYPE	SQUARE FT.	PRICE/SF	MONTHLY	TOTAL RENT	
103	Tenant A	Gross	235	16.60	\$ 325.00	\$ 3,900.00	
207	Tenant B	Gross	1800	10.67	\$ 1,600.00	\$ 19,200.00	
208	Tenant C	Gross	545	14.31	\$ 650.00	\$ 7,800.00	
GROSS INCOME:					\$ 2,575.00		\$ 30,900.00
LESS 2018 EXPENSES:						YEARLY EXPENSES	
	Electric					\$ 2,600.58	
	Gas					\$ 1,940.41	
	Condo Fees					\$ 13,284.00	
	Real Estate Taxes					\$ 3,386.00	
TOTAL EXPENSES:							\$ 21,210.99
NET OPERATING INCOME							\$ 9,689.01

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Property Details

<u>SITE DATA</u>	
Zoning	Urban Commercial
Parking	75
<u>SERVICE DATA</u>	
Heat / A/C	Forced / Central AC
Fuel Type	Natural Gas
Water/Well	Public Water
Sewer/Septic	Public Sewer
Sprinkler	Yes
<u>TAX DATA</u>	
Taxes	\$3,488
Tax Year	2019
Tax Map/Lot No.	Unit 208 – 441/233/8/011
Current Tax Rate/1000	\$20.59
Land Assessment	n/a
Building (s) Assessment	\$169,400
Exterior	Brick
<u>CONSTRUCTION</u>	
Roof Type/Age	Membrane
Foundation	Concrete
Year Built	1880
<u>LAND DATA</u>	
Easements	See Deed
Topography	Level
<u>OTHER DATA</u>	
Deed Reference	Book 2386, Page 272





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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	Combined dwelling unit(s)/business(es)	P	P	P	P	N	N	N
P	P	P	P	P	P	Manufactured housing as emergency housing	P	N	P	P	P	P	P
N	N	N	P	P	P	Manufactured housing park	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	E	E	P	Multifamily dwelling	E	P	P	P	N	N	N
P	P	P	P	P	P	Single-family	P	P	P	P	N	N	N
N	N	N	P	P	P	Two-family dwelling	P	P	P	P	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
P	P	P	P	P	P	Building	P	P	P	P	N	N	N
P	P	P	P	P	P	Home occupation	P	P	P	P	N	N	N
P	P	E	E	N	N	Greenhouse	N	C	N	N	N	N	N
E	E	N	N	N	N	Non-pets, kennels	N	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	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
RG-Residential General	C-Commercial	

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RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL, ACCESSORY USES (continued)	P	CR	UC	C	IP	I	AI
P	P	P	P	P	P	Outdoor storage	P	P	P*	P*	N	N	N
P	P	E	P	P	P	Road side stand	P	P	P	P	N	N	N
P	P	P	P	P	P	Roomers, less than three	P	P	P	P	N	N	N
P	P	P	P	P	P	Shelter, emergency	P	P	P	P	P	P	P
P	P	P	E	N	N	Stable	N	E	N	N	N	N	N
P	P	P	P	P	P	Storage of travel trailers, campers, boats	P	E	P*	P*	N	N	N
P	P	P	P	P	P	Swimming pool	P	P	P	P	N	N	N
P	P	P	P	P	P	Yard sales	P	P	P	P	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
C	C	C	C	C	C	Bed-and-breakfast	C	P	P	P	N	N	N
N	N	N	P	E	E	Boarding/rooming/lodging house	E	P	E	E	N	N	N
E	E	E	E	P	P	Dormitory	N	E	E	E	N	N	E
N	N	N	N	P	E	Emergency shelter/housing	P	E	E	E	N	N	N
N	N	N	N	E	P	Transitional housing	E	N	E	E	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	Flea/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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RR1	RR2	RS	SFR	RG	RA	RECREATION/SPORTS/ENTERTAINMENT	P	CR	UC	C	IP	I	AI
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
[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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