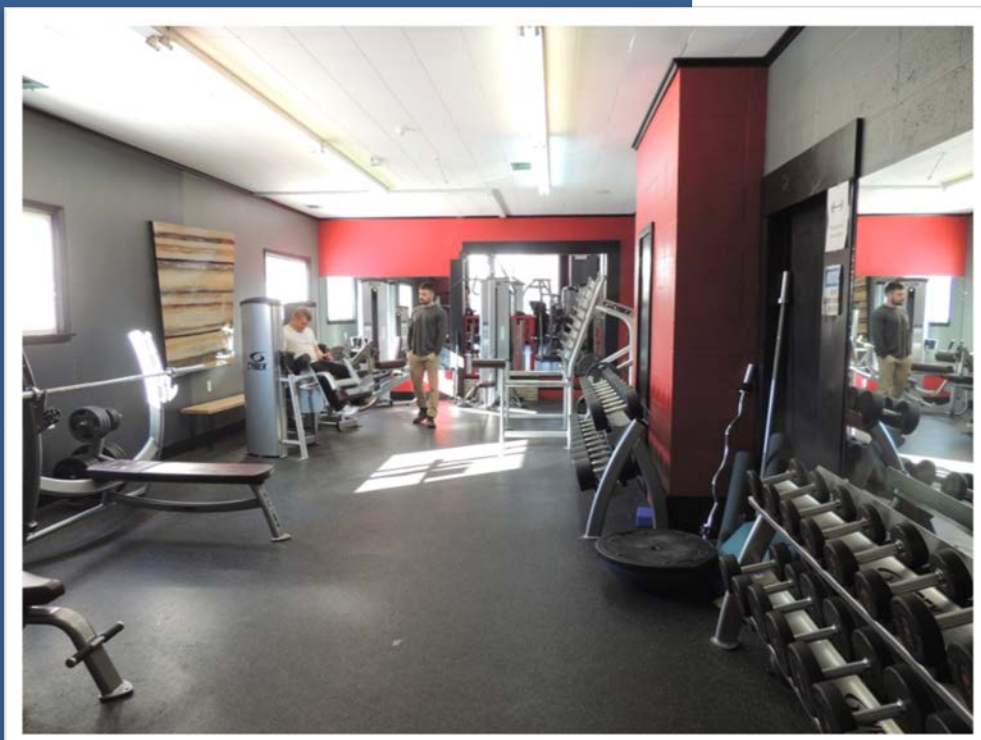


**Unique
Opportunity**

FOR LEASE 72 Church Street, Laconia



Unit #1

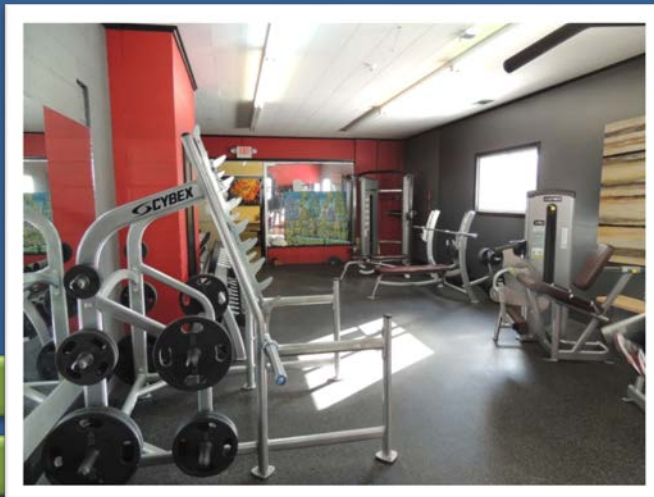
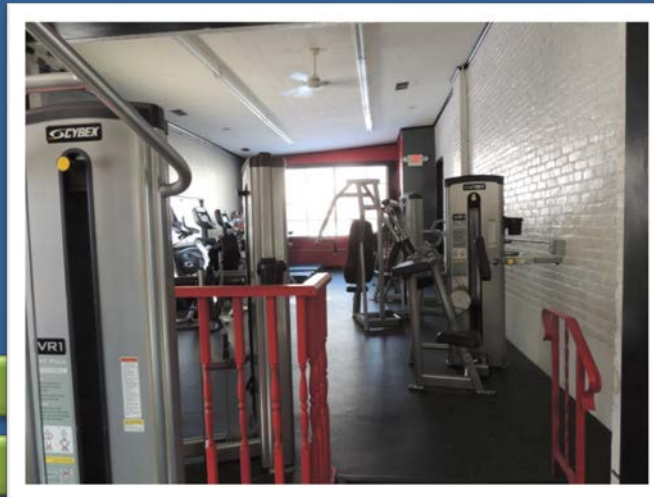
Gym Space

1,400+/- SF

*\$600/mo – gym space
\$1,200/mo - equip. rental*

Total \$1,800/mo*

**Plus utilities*



WEEKS COMMERCIAL

350 Court St., Laconia, NH 03246

www.weekscommercial.com

*Call Warren Clement.
Sales Associate*

603.528.3388 ext. 306

603.520-7650 (cell)

email: wcclement@weekscommercial.com



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Property Details

Zoning	DRD
TAX DATA	
Taxes	\$6,503 (Included in Lease)
Tax Year	2018
Tax Map/Lot #	425/44/62
Current Tax Rate	\$20.85
Assessed Value	\$311,900
Building	\$238,400
Land	\$73,500
PROPERTY DATA	
Year Built	1908
Square Footage	8,447 (Total Building)
SF Avail. For Lease	Unit #1 – 1,400+/ SF – Gym Space
Parking	10+ Spaces – Paved – Shared Lot
Air Conditioning	Central A/C
Heating	Forced Hot Air/Natural Gas

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Google Earth & Tax 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	Combined dwelling unit(s)/business(es)	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
P	P	P	P	P	P	Manufactured housing as emergency housing	P	N	N	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	E	E	P	Multifamily dwelling	E	P	P	E	N	E	N	N	N
P	P	P	P	P	P	Single-family	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
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
P	P	P	P	P	P	Building	P	P	P	P	P	P	N	N	N
P	P	P	P	P	P	Home occupation	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
E	E	N	N	N	N	Non-pets, kennels	N	E	N	E	E	E	N	N	N

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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
P	P	E	P	P	P	Road side stand	P	P	N	P	P	P	N	N	N
P	P	P	P	P	P	Roomers, less than three	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	E	N	N	Stable	N	E	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
P	P	P	P	P	P	Swimming pool	P	P	P	P	P	P	N	N	N
P	P	P	P	P	P	Yard sales	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
C	C	C	C	C	C	Bed-and-breakfast	C	P	P	P	P	P	N	N	N
N	N	N	P	E	E	Boarding/rooming/lodging house	E	P	E	E	E	E	N	N	N
E	E	E	E	P	P	Dormitory	N	E	C	N	E	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	E	P	Transitional housing	E	N	P	E	N	E	N	N	N

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ZONING

**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	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	
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	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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06 - 19 - 2017

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
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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06 - 19 - 2017

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ZONING

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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	P
N	N	N	N	N	N	Vehicle dealership, sales and service					N	N	N	N	N	P	P	N	N	E
N	N	N	N	N	N	Vehicle major service					N	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	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	E	E	E

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LACONIA CODE

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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	E	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	C	C	C
N	N	N	N	N	N	Landfill/resource recovery facility					N	N	N	N	N	N	N	C	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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