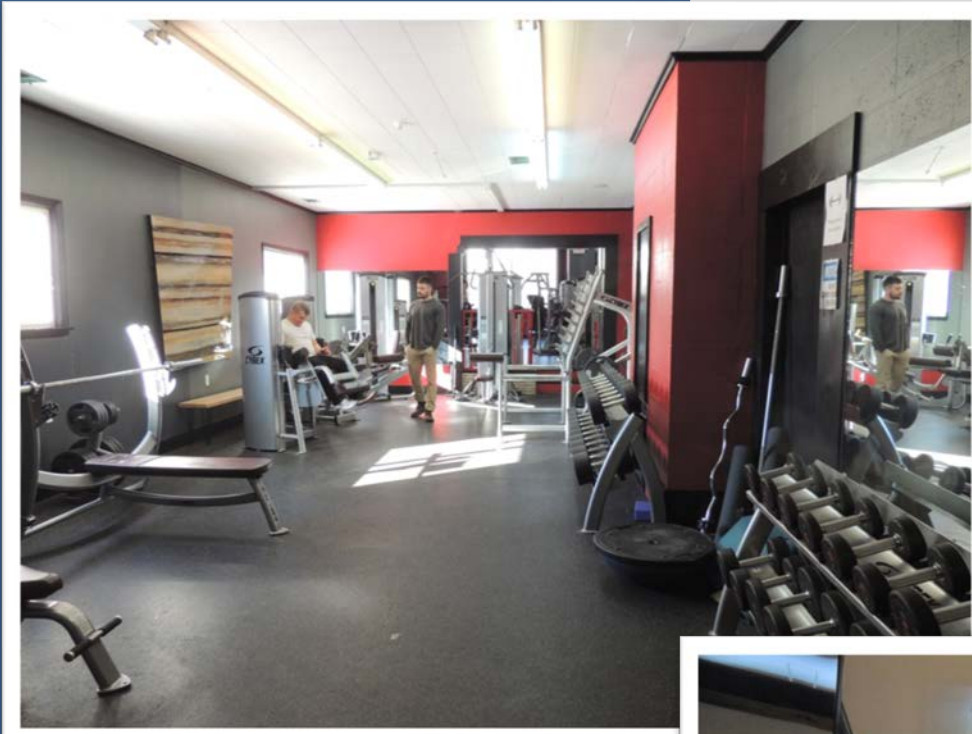


*Unique  
Opportunity*

## 2 UNITS FOR LEASE 72 Church Street, Laconia



*Unit #1*

### *Gym Space*

*1,400+/- Gross SF*

*\$440/mo – gym space  
\$1,200/mo - equip. rental*

*Total \$1,640/mo\**

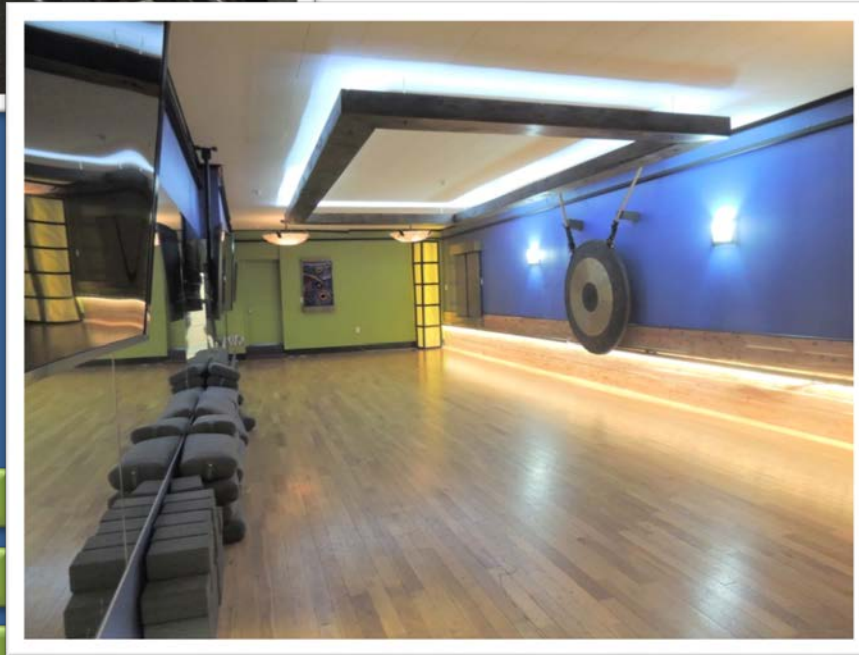
*\*Plus utilities*

### *Yoga Studio*

*Unit #2 900+/- Gross SF*

*\$240/mo\**

*\*Plus utilities*



# WEEKS COMMERCIAL

350 Court St., Laconia, NH 03246

[www.weekscommercial.com](http://www.weekscommercial.com)

*Call Warren Clement.  
Sales Associate*

603.528.3388 ext. 306

603.520-7650 (cell)

email: [wcclement@weekscommercial.com](mailto:wcclement@weekscommercial.com)



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# Photos

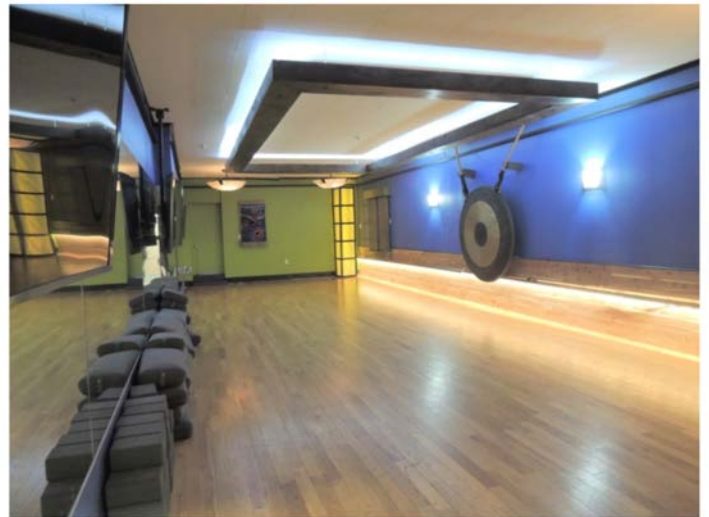


*72 Church St.*

## *Gym Space*



## *Yoga Studio*

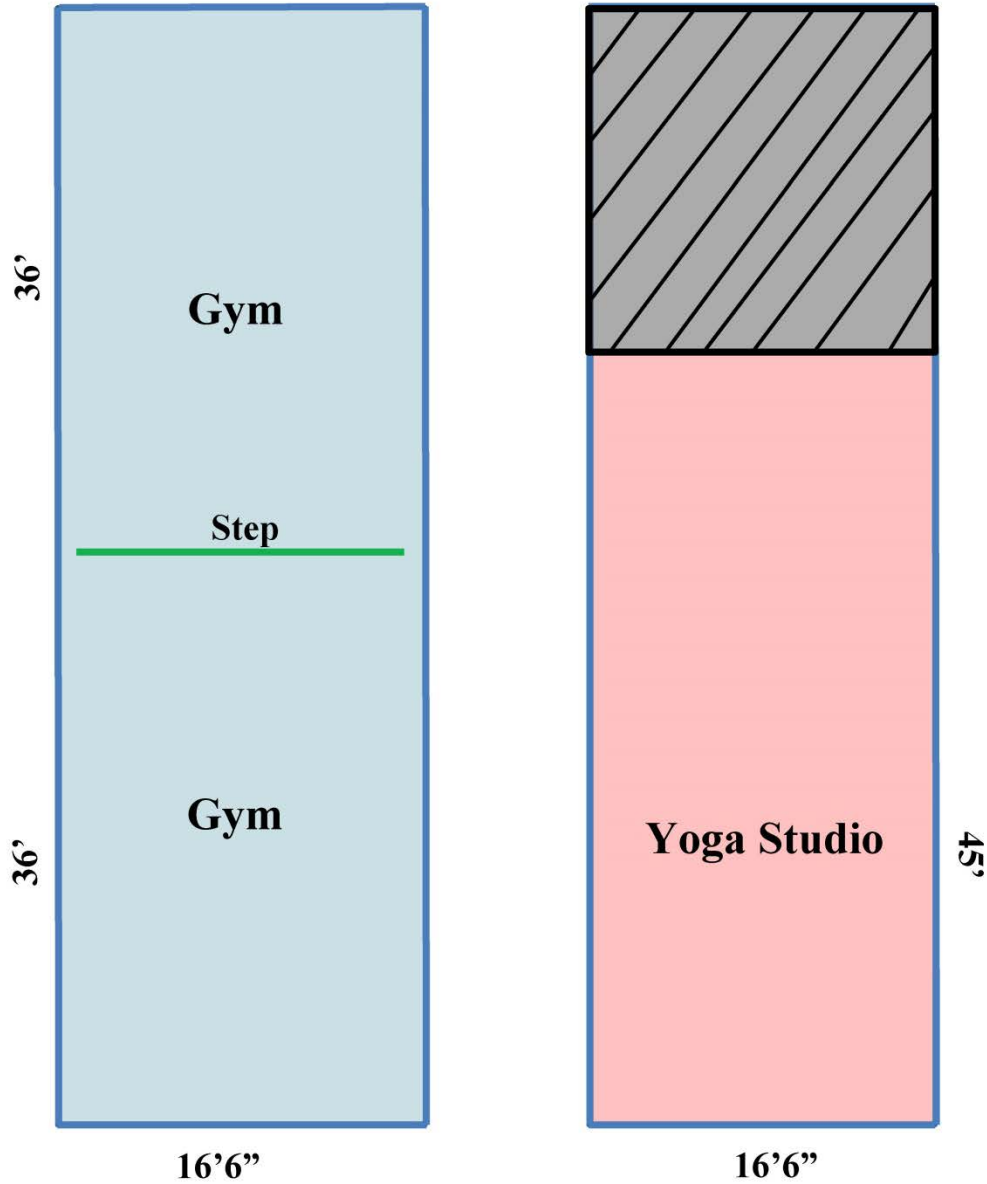


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# Floor Plan

72 Church Street, Laconia

← Messer Street →



**Unit #1 – Gym**  
**1,188+/- Net SF**  
**1,400+/- Gross SF**

**Unit #2 – Yoga Studio**  
**742+/- Net SF**  
**900+/- Gross SF**

**\*Not drawn to scale**

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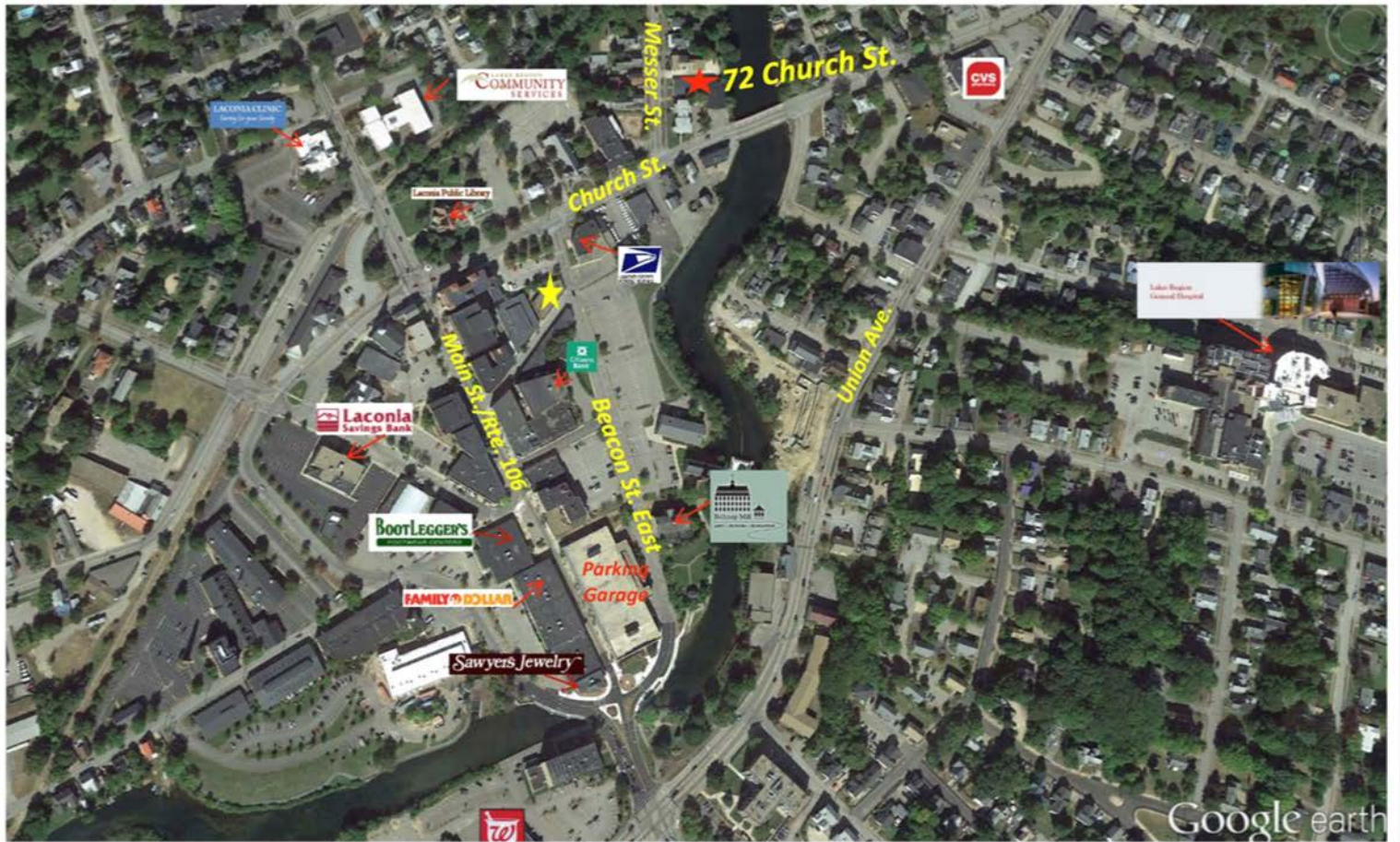


# Property Details

Zoning	DRD
<b>TAX DATA</b>	
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
<b>PROPERTY DATA</b>	
Year Built	1908
Square Footage	8,447 (Total Building)
SF Avail. For Lease	Unit #1 – 1,400+/ Gross SF – Gym Space
	Unit #2 - 900+/- Gross SF - Yoga Studio
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	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  
 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

## 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

**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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ZONING

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

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 <sup>1</sup>	E	P	P	P	P	P	N	N	N	
<sup>1</sup> [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

**Table I  
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	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	N	E	E

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LACONIA CODE

**Table I  
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	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*

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.**