

50 Year Established Plumbing & Heating Business For Sale \$100,000



**Closing the
Doors
Forever!**

Price Reduced

*Existing location consisting of 1,300+/- SF of office space & 800+/-SF of warehouse is available for lease for \$1,250/mo/100%gross

**Don Morin Assoc. Inc. Plumbing & Heating
97 New Salem St., Laconia**

- ❖ **2,850 Customers in Database**
- ❖ **Tradenname & Phone Number**
- ❖ **Tools & Inventory**
- ❖ **Website**



350 Court Street
Laconia, NH 03246
Office: 603.528.3388
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www.weekscommercial.com

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**Kevin Sullivan
Sales Associate**

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.

97 New Salem St., Laconia

Long established Plumbing and Heating business with impeccable reputation for sale. Founded in 1969, and still run by the founder every day, but at 82, it's time to retire! The existing and loyal customer list makes this acquisition an immediate success. Over 2,850 customers in the customer data base, and over 850 transactions were invoiced in 2016. The company handles residential and commercial plumbing and heating needs. The business is based on repairs and service and has been for the 48 years in business. In this market, the company is the number one contractor in water heater sales at FW Webb. It also offers a very solid commercial customer base, including all Cumberland Farms and Taco Bell stores in NH, and Dunkin Donuts stores in this market. This built in volume awaits the next operator of this business, who values quality service. Two plumbers and an apprentice are all on board, and awaiting the next challenge. Two journey man plumbers with 5 years and 15 years' experience, one also has his gas license. All tools and inventory included in price (no vehicles). Business is valued at \$100,000. Land and buildings are not available for sale. Transitional management is available to assist. Jump in and start making money day one! Business name, phone numbers, websites and customer lists included in the price. NDA required for release of information and financials.

Existing location consisting of 1,300 SF of office and 800 SF of warehouse is available for lease for \$1,250/mo/100% gross



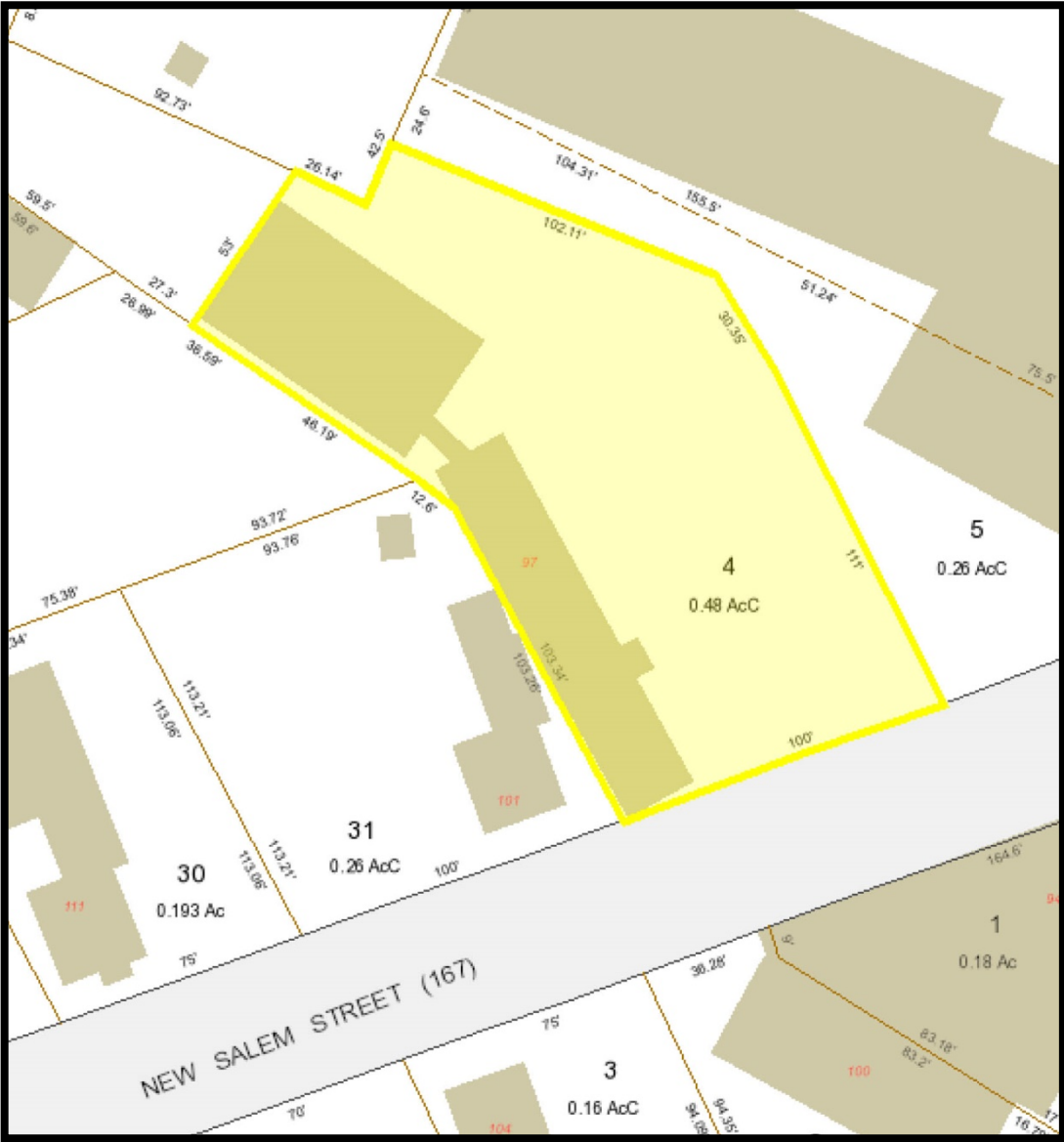
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Property Details

<u>SITE DATA</u>	
Zoning	BCI
<u>SERVICE DATA</u>	
Heat	Propane/Forced Hot Water - Office Bldg
Water/Well	City
Sewer/Septic	City
Sprinkler	None
Air Conditioning	None
Drive In Door	10 FT
<u>TAX DATA</u>	
Taxes	\$4,679
Tax Year	2017
Tax Map/Lot No.	Map 433, Block 167, Lot 4
Current Tax Rate/1000	\$21.03
Land Assessment	\$51,400
Building(s) Assessment	\$171,100
Total Assessed Value	Entire Property - \$222,500
<u>PROPERTY DATA</u>	
Lot Size	0.48 Acres
Frontage	100 FT
Parking Spaces	11+/- Parking Spaces
Building (s) Square Footage	Office Bldg- 2,316 & Warehouse Bldg- 2,993
Number of Buildings	2
Number of Floors	1
<u>CONSTRUCTION</u>	
Exterior	Office Bldg -Vinyl Siding & Warehouse Bldg- Metal
Roof Type/Age	Metal
Foundation	Poured Concrete
Insulation	Yes
Year Built	Office Bldg-1920 & Warehouse Bldg-1970
<u>OTHER DATA</u>	
Deed	Deed Reference - Book 2142, Page 0508

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Photos & Tax Map



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Google 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

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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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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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	N	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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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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P	CR	DR	BC	C	BCI	IP	I	AI							
E	E	E	E	N	N	Outdoor recreational facility									
N	N	N	N	N	N	Private club ¹									
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	N	N	N	N	N	Dry slips									
E	N	N	E	N	N	Marina/yacht club									
N	N	N	N	N	N	Watercraft long term storage									
E	N	N	E	N	N	Marine vehicle sales and service									
E	N	N	P	N	N	Watercraft launch/rental									
N	N	N	N	N	N	Watercraft repair/building									

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P	CR	DR	BC	C	BCI	IP	I	AI							
N	N	N	N	N	N	Truck terminal									
N	N	N	N	N	N	Vehicle dealership, sales and service									
N	N	N	N	N	N	Vehicle major service									
N	N	N	N	N	N	Vehicle fueling center/light service									
N	N	N	N	N	N	Vehicle Rental Establishment									
N	N	N	N	N	N	Vehicle salvage yard/wrecking									
N	N	N	N	N	N	Vehicle storage, long-term									
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									
C	C	C	C	C	C	Laconia municipal government uses or facilities									
E	E	E	E	E	E	Power generation facility									
E	E	E	E	E	E	Utility									
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									
P	P	N	N	N	N	Agriculture/greenhouse, excluding livestock									
E	E	E	E	E	E	Cemetery									
E	N	N	N	N	N	Earth materials processing/sawmill									

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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	P	P	N	N	E
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	P	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

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E	N	N	N	N	N	Excavation					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
N	N	N	N	N	N	Junkyards					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	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
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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