

COMMERCIAL BUILDING FOR LEASE

\$6/SF/NNN



28-36 ENDICOTT STREET, LACONIA, NH

- 6,500 SF on two floors
- Located near roundabout in Weirs Beach
- Presently used as an arcade, and was a Dexter Shoe Store for 20+ years
- Hospitality, entertainment, retail, restaurant are all great fits in this landmark property
- Ample Parking
- Current occupancy / permit of assembly for 350 people



Call Kevin Sullivan
Sales Associate
603.528.3388 ext. 305
603.630.3276
email: ksullivan@weeksccommercial.com

**WEEKS
COMMERCIAL**

350 COURT STREET
LACONIA, NH 03246
WWW.WEEKSCOMMERCIAL.COM

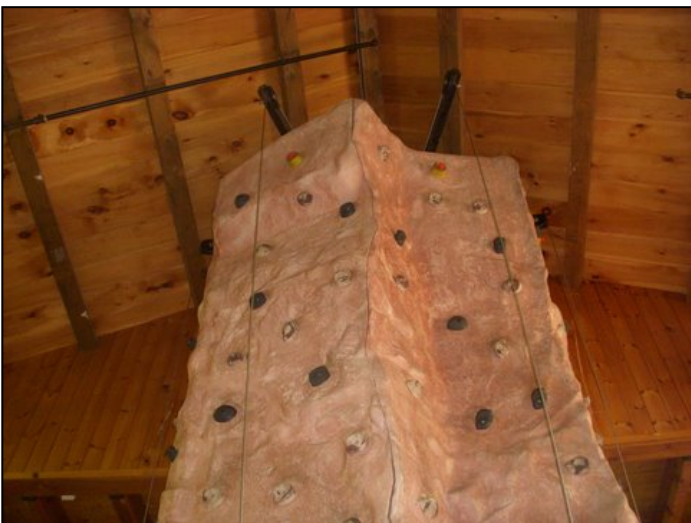
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PERMITTED USES

Located directly in the middle of the new roundabout in Weirs Beach, this property consists of 6,500 SF on two floors. Full sprinkler system with Rennai units/propane heat. Occupancy/permit of assembly for 350 people. Fully air conditioned and alarmed. Presently used as an arcade and was a Dexter Shoe Store for 20+ years. Hospitality / entertainment / retail / restaurant are all great fits in this landmark property. Ample parking.



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PROPERTY DETAILS

<u>SITE DATA</u>	
Zoning	Commercial Resort
Traffic Count	9,100+- Cars Per Day
Elevators	0
Loading Docks/Doors	0
Site Status	Available

<u>SERVICE DATA</u>	
Heat	Hot Air
A/C	Window & Central
Water/Well	Public Water
Sewer/Septic	Public Sewer
Sprinkler	Yes - Wet

<u>TAX DATA</u>	
Taxes	Pro Rata Share
Tax Year	2016
Tax Map/Lot No.	Map 163 / Block 72 / Lot 1
Current Tax Rate/1000	\$22.20
Land Assessment	\$331,000
Building Assessment	\$1,020,900
Total Assessed Value	\$1,351,900

<u>PROPERTY DATA</u>	
Lot Size	5 Acre
Frontage	404 Feet Frontage on Endicott Street East
Parking Spaces	21+ Spaces
Building Square Footage	6,500 Square Feet
Number of Units	1
Number of Floors	2

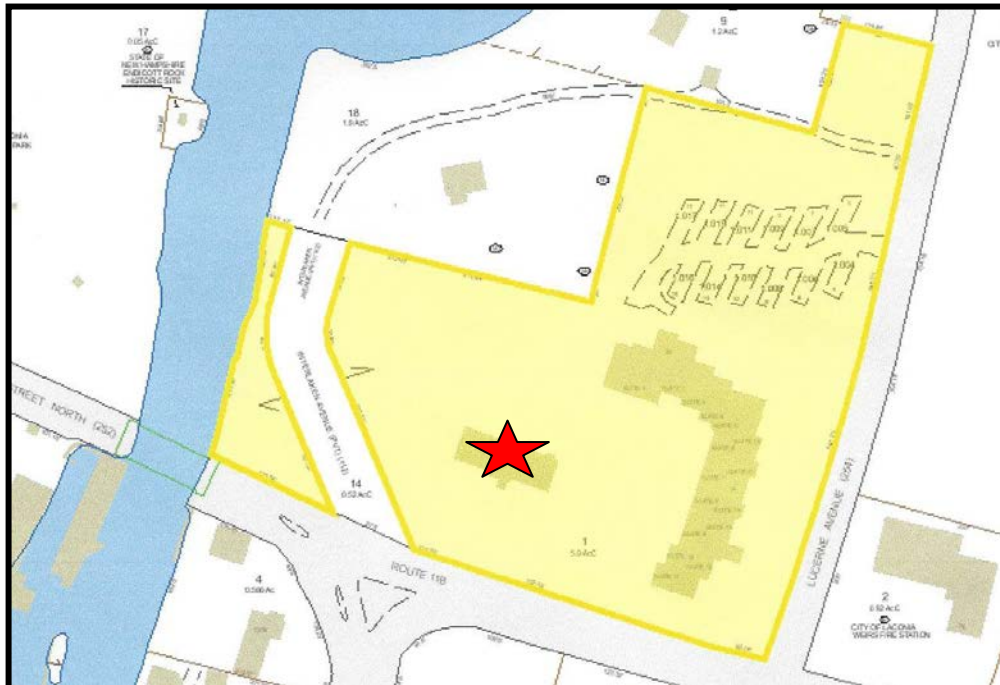
<u>CONSTRUCTION</u>	
Exterior	Wood Shingle
Roof Type/Age	Asphalt Shingle
Foundation	Concrete
Insulation	Yes
Year Built	1989

<u>LAND DATA</u>	
Acres	5.92
Topography	Level/sloping

<u>OTHER DATA</u>	
Deed	Book 2717, Page 0928

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MAPS



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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]

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	C	N	N	N	N	N	N	N	N
P	P	P	P	P	P	Manufactured housing as emergency housing							P	P	N	P	P	P	P	P	P	P
N	N	N	P	P	P	Manufactured housing park							N	P	N	N	N	N	N	N	N	N
C	C	C	C	N	N	Manufactured subdivision							N	C	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	
P	P	P	N	N	N	Accessory apartment							N	N	P	N	N	N	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	N	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
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LACONIA CODE

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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	P	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	C	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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E	E	E	E	N	N	Library/museums/gallery						P	P	P	P	P	P	N	N	N	N
E	E	E	E	E	E	Preschool/kindergarten						P	E	N	N	E	N	E	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	E	P	P	School, college/university/community college						N	E	C	N	E	N	N	N	N	E
E	E	E	E	P	P	School, elementary/secondary						N	E	N	N	E	N	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	E
N	N	N	N	N	N	Flea/farmer's market						E	P	P*	P	P	P	N	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	E
N	N	N	N	N	N	Sexually oriented business						N	P	N	N	P	N	N	N	N	N
N	N	N	N	N	N	Shopping center/mall						N	P	P	P	P	P	N	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	N
C	C	C	C	C	C	Day care/day nursery						C	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	E
N	N	N	N	N	N	Financial institution or business office						P	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

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N	N	N	N	N	N	Hospital/health care facility						P	P	N	P	P	P	P	P	P	P
N	N	N	P	N	N	Hotel/motel/inn						E	P	P	P	P	P	N	N	E	E
N	N	N	N	E	E	Laundromat						P	P	N	P	P	P	P	P	P	P
N	N	N	N	E	E	Personal service shop						P	P	P	P	P	P	N	N	E	E
N	N	N	N	N	N	Professional office						P	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	P
E	E	N	N	N	N	Veterinary/kennel/comm. breeding						E	E	N	P	P	P	N	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	E
N	N	N	N	N	N	Amusement park						N	P	N	N	E	N	N	N	N	N
C	C	C	N	N	N	Arts center						C	P	P	P	P	P	N	N	N	N
E	E	E	E	N	N	Campground, RV/tent						N	P	N	N	N	N	N	N	N	N
N	N	E	E	N	N	Conference center						N	P	P	P	P	P	N	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	N	Indoor recreational facility						N	P	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	N	Nightclub/dance hall						N	P	P	P	P	P	N	N	N	N

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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]																				
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	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	N	P	N	
N	N	N	N	N	N	Watercraft repair/building						N	P	N	N	P	P	P	P	

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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	P	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	P	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	
N	N	N	N	N	N	Truck Rental Establishment						P	N	P	P	P	P	P	P	

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TRANSPORTATION (continued)															
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	E	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
GOVERNMENTAL AND PUBLIC SERVICES															
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
LAND EXTENSIVE USES															
P	P	N	N	N	N	Agriculture, including livestock	N	P	N	N	N	N	N	N	P
P	P	N	N	N	N	Agriculture/greenhouse, excluding livestock	N	P	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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LAND EXTENSIVE USES (continued)															
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
NONRESIDENTIAL ACCESSORY USES															
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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|------------------------------|---------------------------------|------------------------|
| RR1-Rural Residential 1 | RA-Residential Apartment | DR-Downtown Riverfront |
| RR2-Rural Residential 2 | P-Professional | CR-Commercial Resort |
| RS-Residential Single Family | BC-Business Central | IP-Industrial Park |
| SFR-Shorefront Residential | BCI-Business Central Industrial | I-Industrial |
| RG-Residential General | C-Commercial | 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.