

Business For Sale

\$229,000

**Real Estate Available
For Lease \$1,200/mo/nnn**



401 South Main St., Laconia

Dry Cleaning & Laundry

- **45 years in business**
- **Loyal customer base**
- **Remote drop off locations**
- **Uniform route**
- **Walk-Off Mats**
- **Included equipment is valued at \$115,000 with a replacement value of \$299,000**

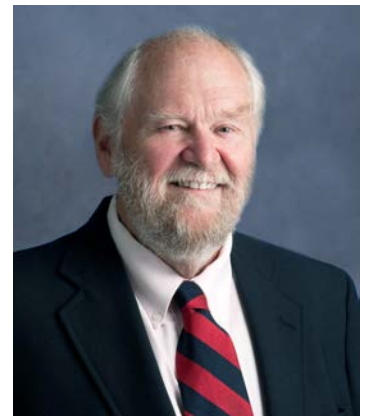
**Financials
available upon request**

**WEEKS
COMMERCIAL**

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Laconia, NH 03246
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www.weekscommercial.com

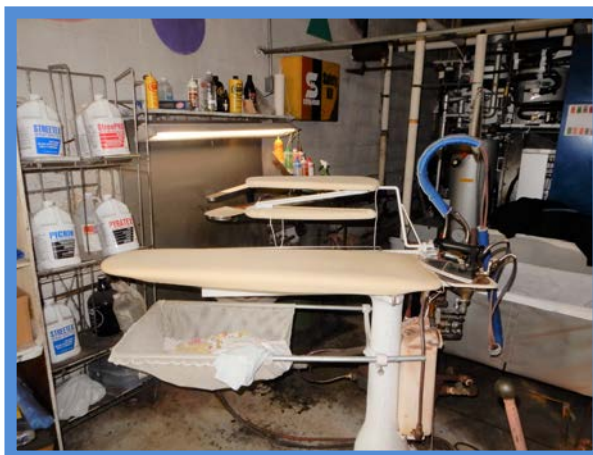
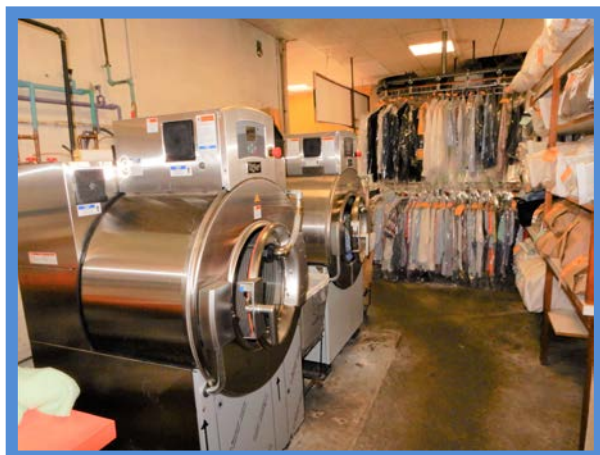
Email: wcclement@weekscommercial.com



Warren Clement
Sales Associate

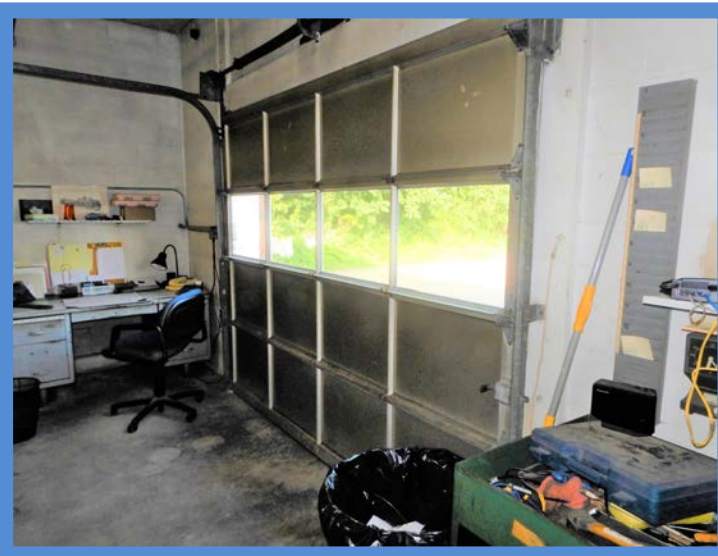
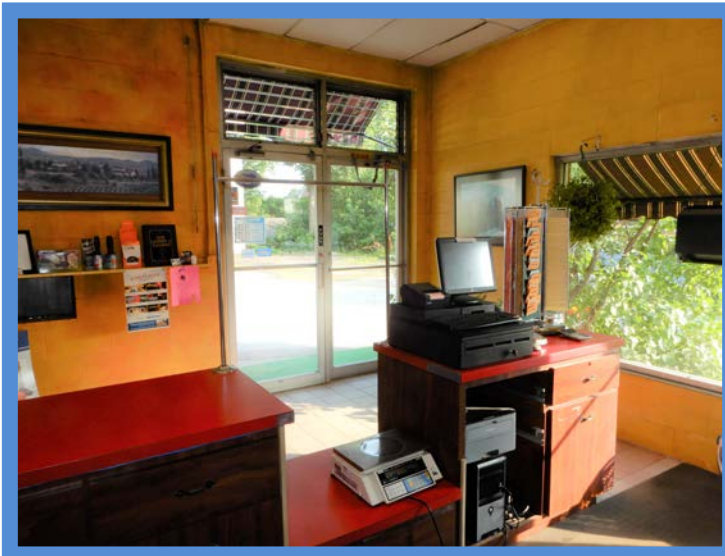
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A fantastic opportunity to purchase an established profitable Dry Cleaning, Laundry business in the Lakes Region of New Hampshire. Quik Laundry & Cleaners, LLC has an excellent reputation and a loyal customer base, with ample parking at the front door and easy on & off busy Rt. 106 in Laconia. The scope of the Laundry Dry Cleaning business is customers dropping off/ picking up, remote drop off locations, uniform route and walk-off mats. The equipment is up to date, well maintained and cared for, see attached list, with a current value of \$115,000.00, replacement value of \$299,000.00. Quik Laundry also has several drop off locations, around the Lakes Region and more could easily be added, to increase the volume and profit. The owner is willing to train the new owners as well as introduce them to existing drop off location contacts. BUSINESS ONLY - real estate not included in sale. Current space available for lease for \$1,200/mo/nnn



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Photos



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Property Details

<u>SITE DATA</u>	
Zoning	Business Commercial
Deed	Book 1625 Page 0866

<u>SERVICE DATA</u>	
Heat	Natural Gas
Air Conditioning	No
Water/Well	City
Sewer/Septic	City

<u>TAX DATA</u>	
Taxes	\$4,426
Tax Year	2018
Tax Map/Lot No.	442/142/41
Current Tax Rate/1000	\$20.85
Land Assessment	\$76,700
Building Assessment	\$135,600
Total Assessment	\$212,300

<u>PROPERTY DATA</u>	
Lot Size	.47+- Acres
Frontage	25 Feet on South Main Street
Parking Spaces	Paved Spaces
Building Square Footage	2.460 SF

<u>CONSTRUCTION</u>	
Exterior	Brick
Roof Type/Age	Rubber
Foundation	Concrete
Year Built	1974

Quik Laundry Equipment Inventory

September 2018

Manufacturer	Description	Model #	Serial #	DOM/DOI	Current Value of Equipment Operating At Quik
Unimac	Washer - Extractor w/M30 Control	UWN045T4VXU4D01	not documented		\$5,004.00
Uniwash	Washer - Extractor	UW50PVQU1	060537920021333		\$6,791.00
Electrolux	Dryer (Reconditioned) - Gas Fired	TD45X45	94420/00000006	April 2017	\$4,884.00
Real Star	Dry Cleaning Machine	M343	91145/0205	August 2008	\$22,880.00
Cissell	Spotting Table (Reconditioned)	LB78A-IA	3701051347	February 2018	\$2,210.00
Cissell	Finishing Board	A			\$2,210.00
Unipress	Legger Press	46X	9780601	April 1998	\$4,675.00
Unipress	Topper	ATT	0827367	August 2008	\$4,420.00
Unipress	Buck	CSB-V	9658006	January 1996	\$13,770.00
Unipress	Collar & Cuff	STHS	E8818663		\$4,717.00
Unipress	Sleeve Press	ABS	8815386		\$7,775.00
Unipress	Hot Head Press	FB	0068384	January 2001	\$3,442.00
Unipress	Linen Supply Press	LPZ	1749776	October 2017	\$4,505.00
Unipress	Hot Head Press	DLZ	0554234	June 2006	\$4,632.00
Fulton	Boiler - Propane Fired	FB-025A Classic	114767-FBW	December 2012	\$11,708.00
Rema/Fulton	Return System & Boiler Feed Pump	BJH-6 & 15CS5M	NA	June 2016	\$1,538.00
Hamilton	Hot Water Heater	HET73080DC-Plus	16/78395-04	11/16 & 4/18	\$4,082.00
Rema	Vacuum System	RP-2 (Used)	10812	June 2018	\$1,195.00
Curtis	Air Compressor	SVT8-A3	not documented		\$2,275.00
Saylor Beal	Air Compressor	VT735-80	5-85-K12		\$2,275.00
					\$114,988.00

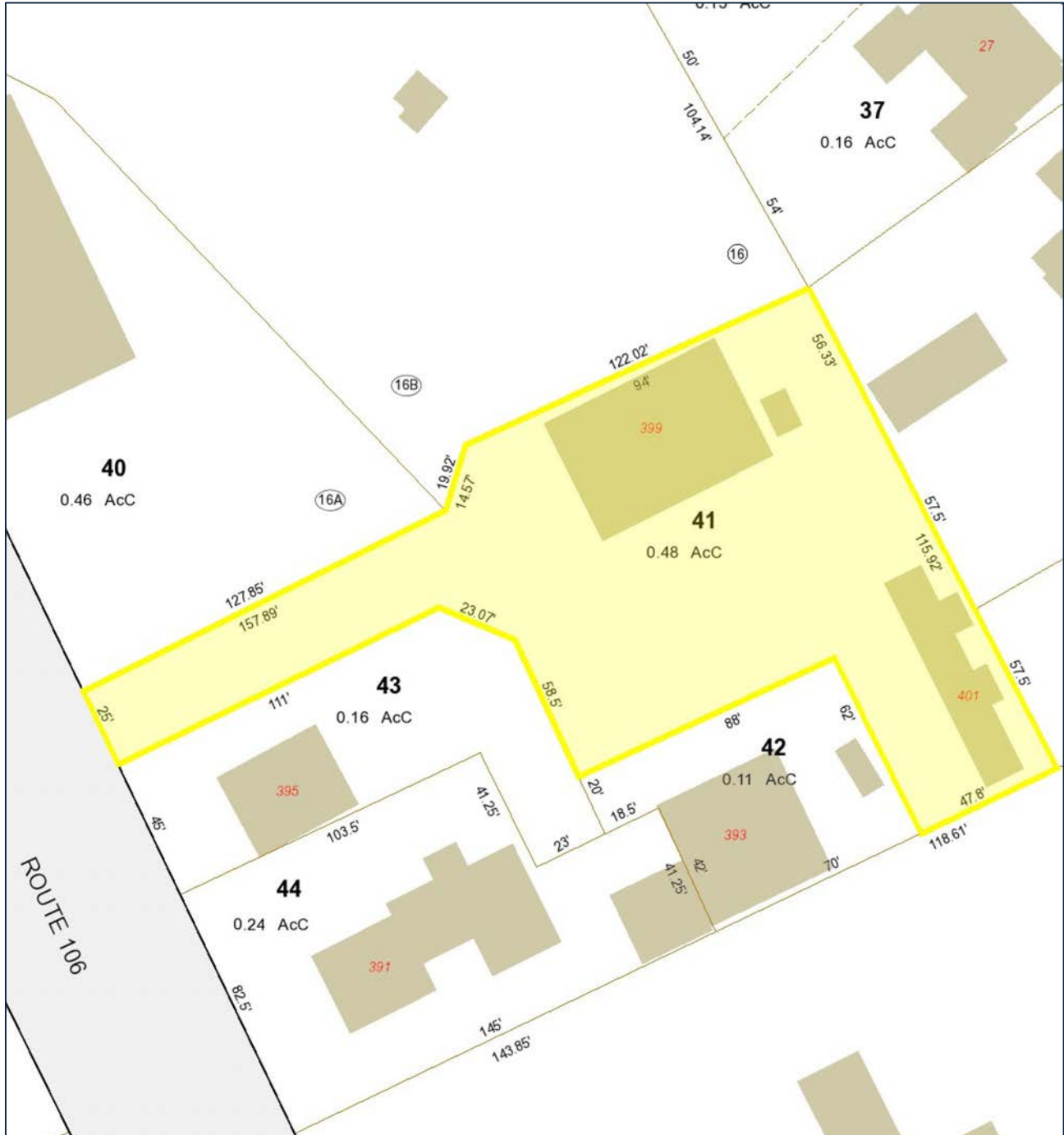
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Map



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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

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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	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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| RR2-Rural Residential 2 | P-Professional | CR-Commercial Resort |
| RS-Residential Single Family | BC-Business Central | IP-Industrial Park |
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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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RR1	RR2	RS	SFR	RG	RA	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]															
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	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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RR1	RR2	RS	SFR	RG	RA	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
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	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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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	P	P	N	N	N	E
N	N	N	N	N	N	Vehicle major service						N	N	N	N	P	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	P	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

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	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	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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