

FIRST CLASS CONDOMINIUM UNIT *FOR SALE or LEASE*



32 Artisan Court, Laconia

**Unit #3 - \$129,900 or
\$1,500/mo/gross
1,000 SF**



350 Court Street
Laconia, NH 03246
Office: 603.528.3388
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Email: ksullivan@weekscommercial.com



Kevin Sullivan
Sales Associate

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Weeks Commercial is pleased to present this first class offering. Located next to the Laconia Airport, the property offers convenient access from Interstate 93, NH Route 3, and NH Route 11. Lake Winnepesaukee, lodging, restaurants, shopping, and year-round activity is just around the corner. This Class A property is a 1,000 SF upper level unit with finished office space, central air, and ample paved parking for over 50 cars.



Property Details

<u>SITE DATA</u>	
Zoning	Airport Industrial

<u>SERVICE DATA</u>	
Heat	FHA/Natural Gas
Electrical	3-Phase
Water/Well	Drilled Well
Sewer/Septic	Public Sewer
Sprinkler	Wet

<u>TAX DATA</u>	
Taxes	Unit #3 \$1,452
Tax Year	2019
Tax Map/Lot No.	257/370/3/003
Current Tax Rate/1000	\$20.59
Land Assessment	-
Building Assessment	\$70,500

<u>PROPERTY DATA</u>	
Lot Size	2.81 Acres
Frontage	100 feet on Artisan Court
Parking Spaces	52+- Paved Spaces
Building Square Footage	19,840
Number of Units	8
Number of Floors	2 (Upper Level Unit #3 Available)

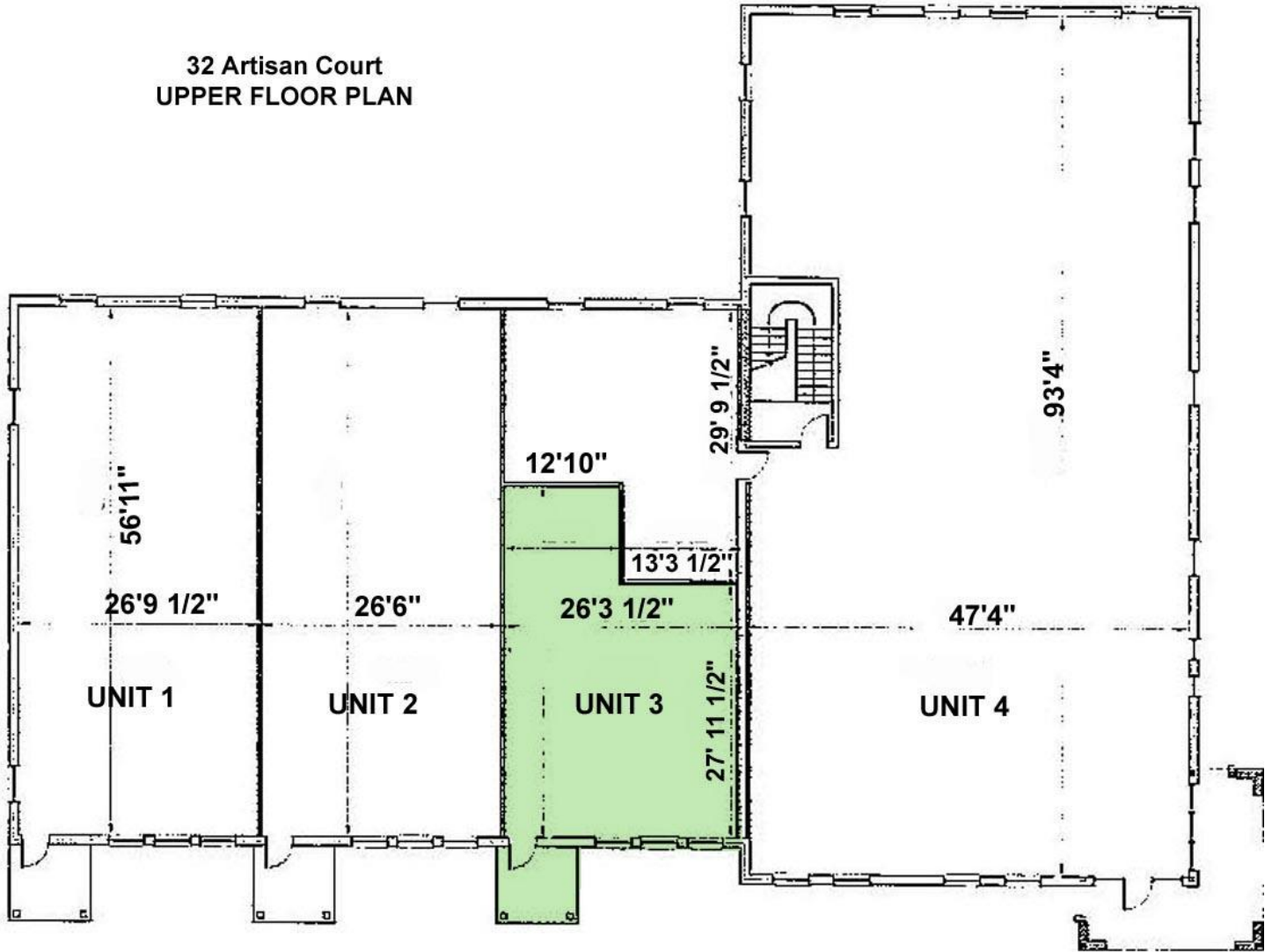
<u>CONSTRUCTION</u>	
Exterior	Brick, Glass
Roof Type/Age	Membrane
Foundation	Poured Concrete
Insulation	Yes
Year Built	2004

<u>LAND DATA</u>	
Site Plan	Attached
Easements	Per Deed
Topography	Gentle Slope

<u>OTHER DATA</u>	
	Deed Reference - Book 1950, Page 669

Upper Floor Plan - Unit #3

32 Artisan Court
UPPER FLOOR PLAN



Upper Floor Plan

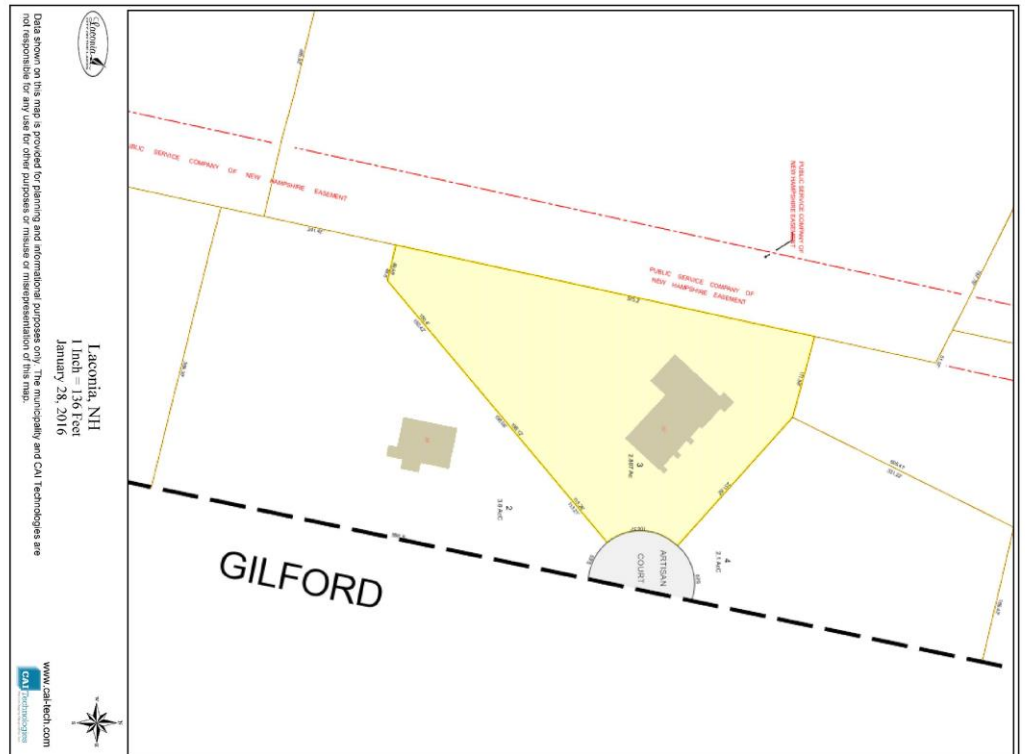
3/22' = 1'-0"

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Google Earth Map



Tax Map



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Permitted Uses

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; 5-8-2017 by Ord. No. 2017-235-04; 6-26-2017 by Ord. No. 2017-235-05; by Ord No. 2019-235]

RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL USES						P	CR	UC	C	IP	I	AI	
C	C	C	C	C	C	Cluster subdivision - conventional housing						N	C	N	N	N	N	N	N
N	N	N	N	N	N	Combined dwelling unit(s)/business(es)						P	P	P	P	N	N	N	N
P	P	P	P	P	P	Manufactured housing as emergency housing						P	N	P	P	P	P	P	P
N	N	N	P	P	P	Manufactured housing park						N	N	N	N	N	N	N	N
C	C	C	C	N	N	Manufactured subdivision						N	N	N	N	N	N	N	N
N	N	N	E	E	P	Multifamily dwelling						E	P	P	P	N	N	N	N
P	P	P	P	P	P	Single-family						P	P	P	P	N	N	N	N
N	N	N	P	P	P	Two-family dwelling						P	P	P	P	N	N	N	N
RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL, ACCESSORY USES						P	CR	UC	C	IP	I	AI	
E	E	E	E	E	E	Accessory dwelling unit						E	E	E	E	N	N	N	N
P	P	P	P	P	P	Building						P	P	P	P	N	N	N	N
P	P	P	P	P	P	Home occupation						P	P	P	P	N	N	N	N
P	P	E	E	N	N	Greenhouse						N	C	N	N	N	N	N	N
E	E	N	N	N	N	Non-pets, kennels						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 RA-Residential Apartment
 RR2-Rural Residential 2 P-Professional IP-Industrial Park
 RS-Residential Single Family UC-Urban Commercial I-Industrial
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RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL, ACCESSORY USES (continued)						P	CR	UC	C	IP	I	AI	
P	P	P	P	P	P	Outdoor storage						P	P	P*	P*	N	N	N	N
P	P	E	P	P	P	Road side stand						P	P	P	P	N	N	N	N
P	P	P	P	P	P	Roomers, less than three						P	P	P	P	N	N	N	N
P	P	P	P	P	P	Shelter, emergency						P	P	P	P	P	P	P	P
P	P	P	E	N	N	Stable						N	E	N	N	N	N	N	N
P	P	P	P	P	P	Storage of travel trailers, campers, boats						P	E	P*	P*	N	N	N	N
P	P	P	P	P	P	Swimming pool						P	P	P	P	N	N	N	N
P	P	P	P	P	P	Yard sales						P	P	P	P	N	N	N	N
RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL - SPECIAL SERVICE						P	CR	UC	C	IP	I	AI	
N	N	E	P	E	E	Assisted living facility						E	P	E	E	N	N	N	N
C	C	C	C	C	C	Bed-and-breakfast						C	P	P	P	N	N	N	N
N	N	N	P	E	E	Boarding/rooming/lodging house						E	P	E	E	N	N	N	N
E	E	E	E	P	P	Dormitory						N	E	E	E	N	N	N	E
N	N	N	N	P	E	Emergency shelter/housing						P	E	E	E	N	N	N	N
N	N	N	N	E	P	Transitional housing						E	N	E	E	N	N	N	N

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RR1	RR2	RS	SFR	RG	RA	EDUCATION/CULTURAL USES	P	CR	UC	C	IP	I	AI
E	E	E	E	N	N	Library/museums/gallery	P	P	P	P	N	N	N
E	E	E	P	P	P	Place of worship, including associated residential	P	P	P	P	N	N	N
E	E	E	E	E	E	Preschool/kindergarten	P	E	E	E	E	E	E
E	E	E	E	N	N	School, trade/vocational	P	E	P*	P*	E	E	E
E	E	E	E	P	P	School, college/university/community college	N	E	C	C	N	N	E
E	E	E	E	P	P	School, elementary/secondary	N	E	E	E	N	N	E
RR1	RR2	RS	SFR	RG	RA	BUSINESS	P	CR	UC	C	IP	I	AI
N	N	N	N	N	N	Eating and drinking place	P	P	P	P	E	E	E
N	N	N	N	N	N	Flea/farmer's market	E	C	P*	P*	N	N	N
E	E	E	P	E	E	Neighborhood store	E	P	P	P	E	E	E
N	N	N	N	N	N	Retail sales	E	P	P	P	N	N	E
N	N	N	N	N	N	Sexually oriented business	N	N	P*	P*	N	N	N
N	N	N	N	N	N	Shopping center/mall	N	P	P	P	N	N	N
RR1	RR2	RS	SFR	RG	RA	SERVICE	P	CR	UC	C	IP	I	AI
E	E	E	E	E	E	Artist/craftsman studio	P	P	P	P	N	N	N
C	C	C	C	C	C	Day care/day nursery	C	C	C	C	C	C	C
N	N	N	N	N	N	Equipment/appliance repair/service	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
N	N	N	N	E	E	Funeral establishment - mortuary	P	N	P	P	N	N	N
N	N	N	N	N	N	Alternative treatment center/cultivation site	N	N	N	N	C	C	C

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235 Attachment 2:1

08/27/2019

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RR1	RR2	RS	SFR	RG	RA	SERVICE (continued)	P	CR	UC	C	IP	I	AI
N	N	N	N	N	N	Hospital/health care facility	P	P	P	P	P	P	P
N	N	N	P	N	N	Hotel/motel/inn	E	P	P	P	N	N	E
N	N	N	N	E	E	Laundromat	P	P	P	P	P	P	P
N	N	N	N	E	E	Personal service shop	P	P	P	P	N	N	E
N	N	N	N	N	N	Professional office	P	P	P	P	P	P	P
N	N	N	N	N	N	Trades shop/repair	E	E	P	P	N	N	P
E	E	N	N	N	N	Veterinary/kennel/comm. breeding	E	E	P	P	N	N	N
RR1	RR2	RS	SFR	RG	RA	RECREATION/SPORTS/ENTERTAINMENT USES	P	CR	UC	C	IP	I	AI
N	N	N	N	N	N	Amusement arcade	N	P	P*	P*	N	N	E
N	N	N	N	N	N	Amusement park	N	P	E	E	N	N	N
C	C	C	N	N	N	Arts center	C	P	P	P	N	N	N
E	E	N	E	N	N	Campground, RV/tent	N	C	N	N	N	N	N
N	N	E	E	N	N	Conference center	N	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	Indoor recreational facility	N	P	P	P	P	P	P
N	N	N	N	N	N	Movie theater, including drive-in	N	P	P*	P*	N	N	N
N	N	N	N	N	N	Nightclub/dance hall	N	P	P	P	N	N	N

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235 Attachment 2:1

08/27/2019

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RR1	RR2	RS	SFR	RG	RA	RECREATION/SPORTS/ENTERTAINMENT	P	CR	UC	C	IP	I	AI
E	E	E	E	N	N	Outdoor recreational facility	N	P	E	E	P	P	N
N	N	N	N	N	N	Private Club ¹	E	P	P	P	N	N	N
[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	UC	C	IP	I	AI
E	N	N	P	N	N	Commercial beach	N	P	N	N	N	N	N
N	N	N	N	N	N	Dry slips	N	C	C	C	C	P	P
E	N	N	E	N	N	Marina/yacht club	N	C	C	C	N	C	N
N	N	N	N	N	N	Watercraft long term storage	N	C	C	C	P	P	P
E	N	N	E	N	N	Marine vehicle sales and service	N	P	P*	P*	N	P	N
E	N	N	P	N	N	Watercraft launch/rental	N	P	P*	P*	N	P	N
N	N	N	N	N	N	Watercraft repair/building	N	P	E	E	P	P	P

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235 Attachment 2:1 08/27/2019

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N	N	N	N	N	N	Commercial printing/photographic processing	N	E	P	P	P	P	P
N	N	N	N	N	N	Dry cleaning establishment	N	N	C	C	P	P	P
N	N	N	N	N	N	Fuel, wholesale/bulk storage and sales	N	N	E	E	P	P	P
N	N	N	N	N	N	Indoor storage, self-service	E	N	P*	P*	P	P	P
N	N	N	N	N	N	Lumber yard/construction yard	N	N	E	E	P	P	N
N	N	N	N	N	N	Manufacturing	N	N	C	C	P	P	P
N	N	N	N	N	N	Packaging and processing	N	N	P	P	P	P	P
N	N	N	N	N	N	Product assembly/testing	N	N	C	C	P	P	P
N	N	N	N	N	N	Research and development	E*	N	E*	E*	P	P	P
N	N	N	N	N	N	Warehouse	N	N	C	C	P	P	P
N	N	N	N	N	N	Wholesale distribution center	N	N	C	C	P	P	P
RR1	RR2	RS	SFR	RG	RA	TRANSPORTATION	P	CR	UC	C	IP	I	AI
E	E	N	N	N	N	Airport/heliport	N	N	E	E	E	E	N
N	N	N	N	N	N	Car wash/detailing	N	E	C	C	N	N	N
N	N	N	E	N	N	Commercial parking garage or lot	E	P	P*	P*	E	E	E
N	N	N	N	N	N	Salt storage shed	N	E	N	N	P	P	P
N	N	N	N	N	N	Taxi service	N	P	P	P	P	P	P
E	E	E	E	E	E	Transit station	P	P	P	P	P	P	P
N	N	N	N	N	N	Truck Rental Establishment	P	N	P	P	P	P	P

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235 Attachment 2:1 08/27/2019

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N	N	N	N	N	N	Truck terminal					N	N	E	E	P	P	P
N	N	N	N	N	N	Vehicle dealership, sales and service					N	N	C	C	N	N	E
N	N	N	N	N	N	Vehicle major service					N	N	C	C	P	P	E
N	N	N	N	N	N	Vehicle fueling center/light service					N	C	C	C	N	N	N
N	N	N	N	N	N	Vehicle Rental Establishment					P	N	P	P	P	P	P
N	N	N	N	N	N	Vehicle salvage yard/wrecking					N	N	N	N	E	E	E
N	N	N	N	N	N	Vehicle storage, long-term					N	N	E*	E*	E	E	E
RR1	RR2	RS	SFR	RG	RA	GOVERNMENTAL AND PUBLIC SERVICES					P	CR	UC	C	IP	I	AI
E	E	E	N	N	N	Communications tower					N	E	E	E	E	E	P
C	C	C	C	C	C	Laconia municipal government uses or facilities					C	C	C	C	C	C	C
E	E	E	E	E	E	Power generation facility					E	E	E	E	P	P	P
E	E	E	E	E	E	Utility					E	E	E*	E*	P	P	P
RR1	RR2	RS	SFR	RG	RA	LAND EXTENSIVE USES					P	CR	UC	C	IP	I	AI
P	P	N	N	N	N	Agriculture, including livestock					N	E	N	N	N	N	P
P	P	N	N	N	N	Agriculture/greenhouse, excluding livestock					N	C	N	N	P	P	P
E	E	E	E	E	E	Cemetery					E	E	N	N	N	N	N
E	N	N	N	N	N	Earth materials processing/sawmill					N	N	N	N	N	E	E

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235 Attachment 2:1

08/27/2019

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E	N	N	N	N	N	Excavation					N	N	N	N	N	E	E
P	P	P	N	N	N	Forestry					N	P	N	N	P	P	P
N	N	N	N	N	N	Junkyards					N	N	N	N	N	C	C
N	N	N	N	N	N	Landfill/resource recovery facility					N	N	N	N	N	C	C
RR1	RR2	RS	SFR	RG	RA	NONRESIDENTIAL ACCESSORY USES					P	CR	UC	C	IP	I	AI
N	N	N	N	N	N	Accessory docks					N	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	Day care/nursery					P	P	P	P	P	P	P
N	N	N	E	N	N	Drive-through					E	P	P	P	P	P	P
N	N	N	N	N	N	Employee amenities					P	P	P	P	P	P	P
N	N	N	N	N	N	Outdoor storage					N	P	C*	C*	P	P	P
N	N	N	N	N	N	Retail outlet to industrial use					N	N	E	E	P	P	P
N	N	N	E	N	N	Take-out window					P	P	P	P	P	P	P
N	N	N	N	N	N	Storage containers					N	P*	P*	P*	P*	P*	P*
N	N	N	N	N	N	Storage trailers					N	N	N	N	P*	P*	P*

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