

FOR LEASE

DOWNTOWN LACONIA



532 MAIN STREET, DOWNTOWN LACONIA

The complete renovation of the entrance to Downtown Laconia is now nearly complete. Inviting granite benches and new plantings will welcome you at Gateway Park, and a spotless 2,500 square foot space awaits with entrances on both Main Street and the spacious back parking lot of Beacon Street West. **WILL SUBDIVIDE into 2 smaller units.** Strong traffic counts and a mix of retail and professional tenants make this location perfect for your business. Walking distance to all government and county offices, this location features over 1,000 employees within ¼ mile. Tap the potential and enjoy attractive lease rates of just \$1,500/month plus utilities. Agent has ownership interest.

Offered by:

**WEEKS
COMMERCIAL**

603.528.3388
ext. 305

350 Court Street,
Laconia, NH 03246

Email:

ksullivan@weekscommercial.com

Cell: 603-630-3276



Kevin Sullivan
Sales Associate

www.weekscommercial.com

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<u>SITE DATA</u>	PROPERTY INFORMATION SHEET
Zoning	DRD
Traffic Count	13,000
Elevators	0
Loading Docks/Doors	0
Site Status	Available

<u>SERVICE DATA</u>	
Heat	Hot Air, Forced, Air Conditioning
Water/Well	Public Water
Sewer/Septic	Public Sewer
Sprinkler	Wet

<u>TAX DATA</u>	
Taxes	\$6,396.78(Total Building)
Tax Year	2018
Tax Map/Lot No.	442/142/5
Current Tax Rate/1000	\$20.85
Land Assessment	\$64,100
Building Assessment	\$242,700
Total Assessed Value	\$306,800 (Total Building)

<u>PROPERTY DATA</u>	
Lot Size	N/A (condo)
Frontage	35 ft.
Parking Spaces	21+ On Street
Unit Square Feet	2,500
Number of Floors	1

<u>CONSTRUCTION</u>	
Exterior	Brick Veneer
Roof Type/Age	Membrane
Year Built	1971

<u>LAND DATA</u>	
Site Plan	Attached
Easements	See Deed
Topography	Level

<u>OTHER DATA</u>	
Book / Page	2237 / 0951

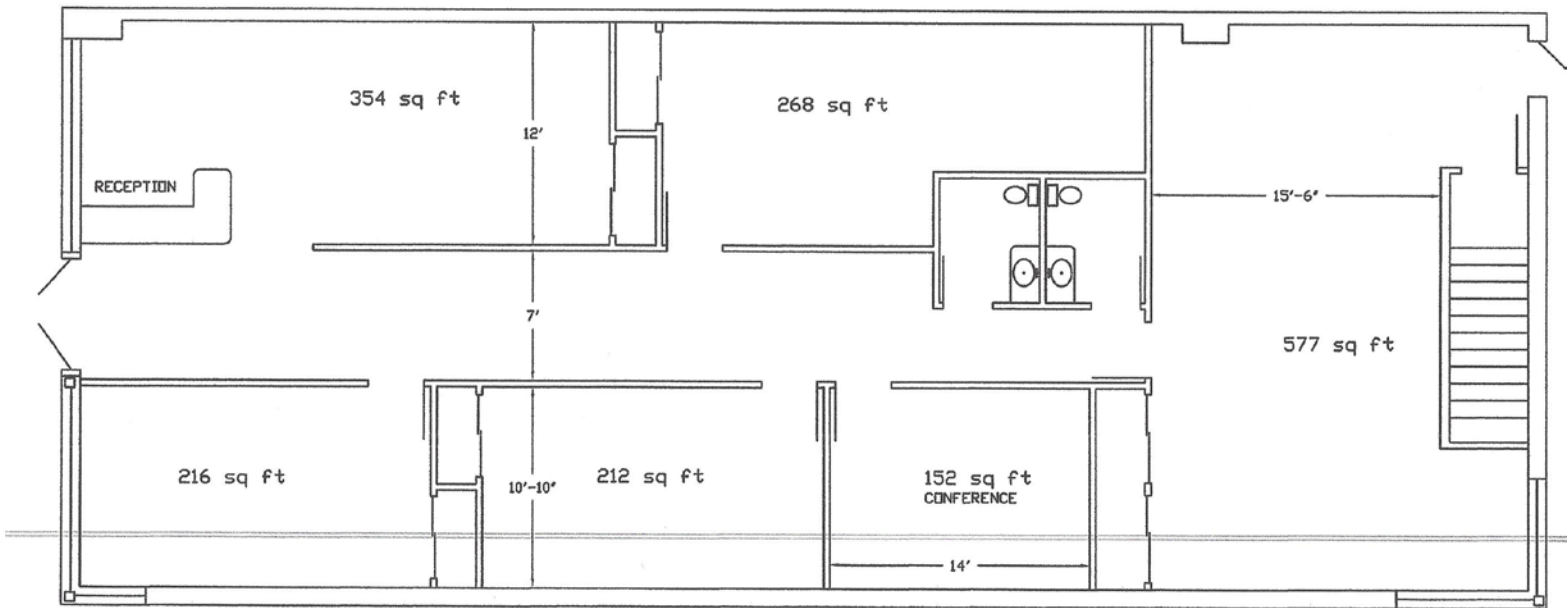
Photos & Map



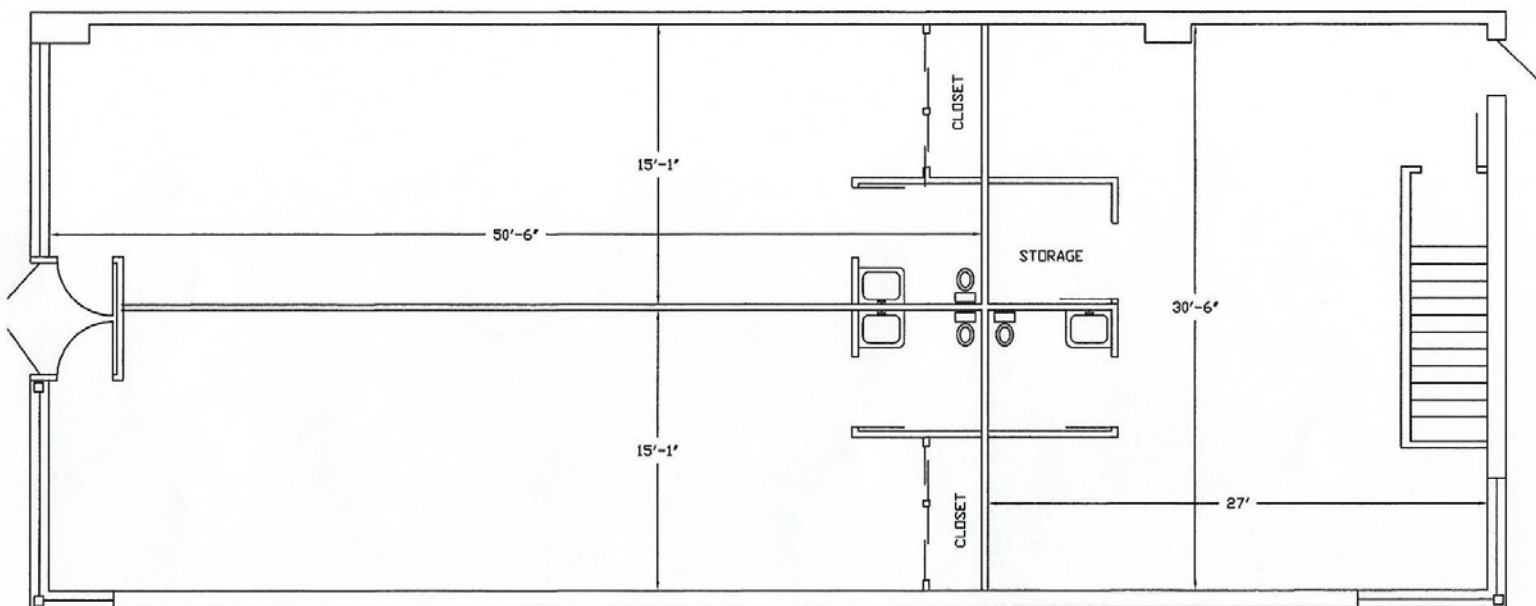
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Possible Configurations

Multi-Office Floor Plan #1

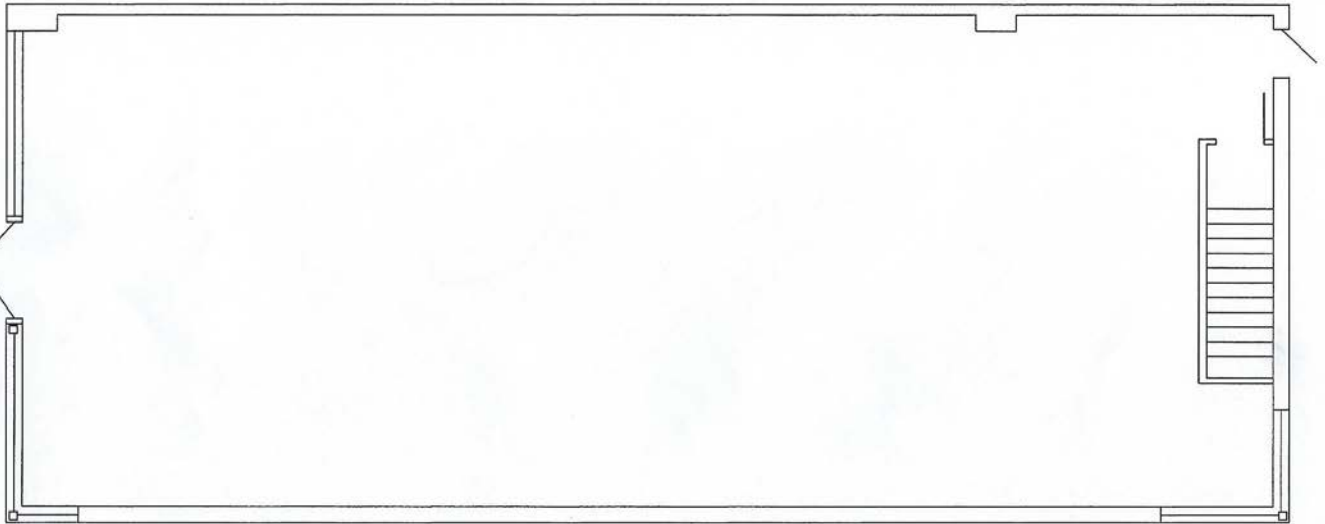


Multi-Office Floor Plan #2

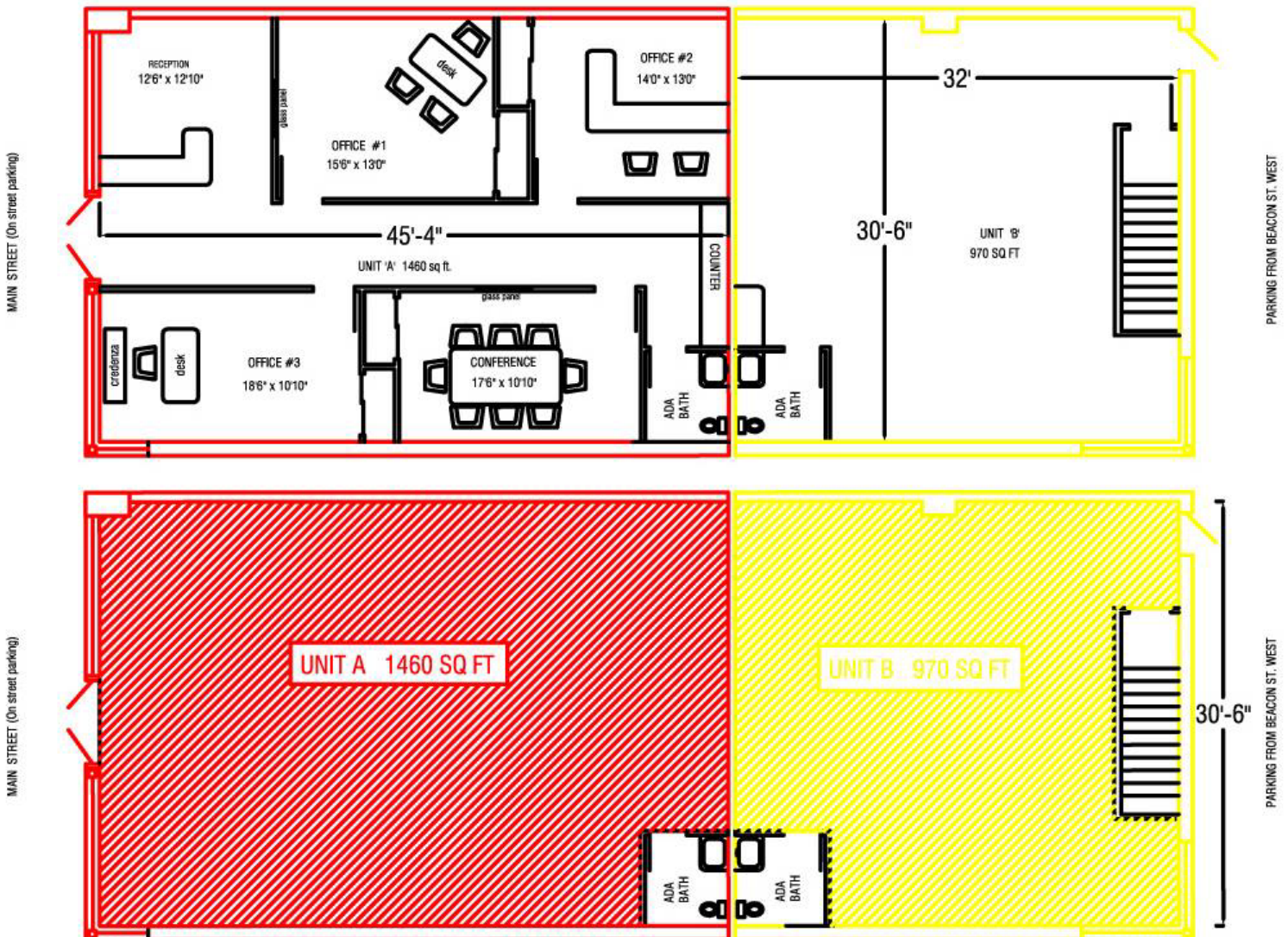


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One Unit Floor Plan



Two Unit Floor Plan



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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	P	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
P-Professional
BC-Business Central
BCI-Business Central Industrial
C-Commercial

DR-Downtown Riverfront
CR-Commercial Resort
IP-Industrial Park
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06 - 19 - 2017

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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	P	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	N	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	N	P	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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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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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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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	
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	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
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	N	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

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