

# 660-668 Main Street, Laconia



**\*70 Space City Lot**



Kevin Sullivan  
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Weeks Commercial  
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603-630-3276 Cell  
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## For Sale \$450,000

- \* 15 Unit Building
  - 11 Residential Units
  - 4 Commercial Units
- \* 13,000 Cars Per Day
- \* 10,372 Square Feet
- \* Business Central Zoning
- \* Great Visibility

Weeks Commercial

350 Court St., Laconia NH 03246

www.weekscommercial.com

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# *Opportunity Knocks!*

Iconic investment property in Downtown Laconia, offering four storefronts, and 11 one-bedroom apartments. Built in 1900 this building boasts limited turnover in both commercial and residential spaces. Rare downtown property has private parking for 5 cars, and abuts a city lot with 70 spaces. Located nearby the exciting 15 million dollar restoration of the Colonial Theatre. Actual vacancy averages less than 10% for the last three years. Many tenants have been there for years. Double digit CAP rates, and minimal turnover make this property a winner. Financials available upon request. This investment property will not disappoint. 24-48-hour advance notice for showings.



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# PHOTOS



11 Residential Units  
1 Bedroom Each

4 Commercial Units  
Entrances on Main St.



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# PROPERTY DETAILS

<b><u>SITE DATA</u></b>	
Zoning	Business Central
Traffic Count	13,000
Site Status	Available

<b><u>SERVICE DATA</u></b>	
Heating	Steam/Oil
Water/Sewer	Public Water

<b><u>TAX DATA</u></b>	
Taxes	\$7,133
Tax Year	2017
Tax Map/Lot No.	432/142/16
Current Tax Rate/1000	\$21.03
Land Assessment	\$57,200
Building Assessment	\$282,000
Total Assessed Value	\$339,200

<b><u>PROPERTY DATA</u></b>	
Lot Size	0.14 Acres
Frontage	89 Feet
Number of Parking Spaces	5 Spaces
Square Feet Available	10,372 SF
Residential Units	11 – 1 Bedroom/1 Bath (6 on 2 <sup>nd</sup> Floor & 5 on 3 <sup>rd</sup> Floor)
Commercial Units	4 on Main St. – 1 <sup>st</sup> Floor

<b><u>CONSTRUCTION</u></b>	
Exterior	Brick
Roof Type	Tar & Gravel
Year Built	1900

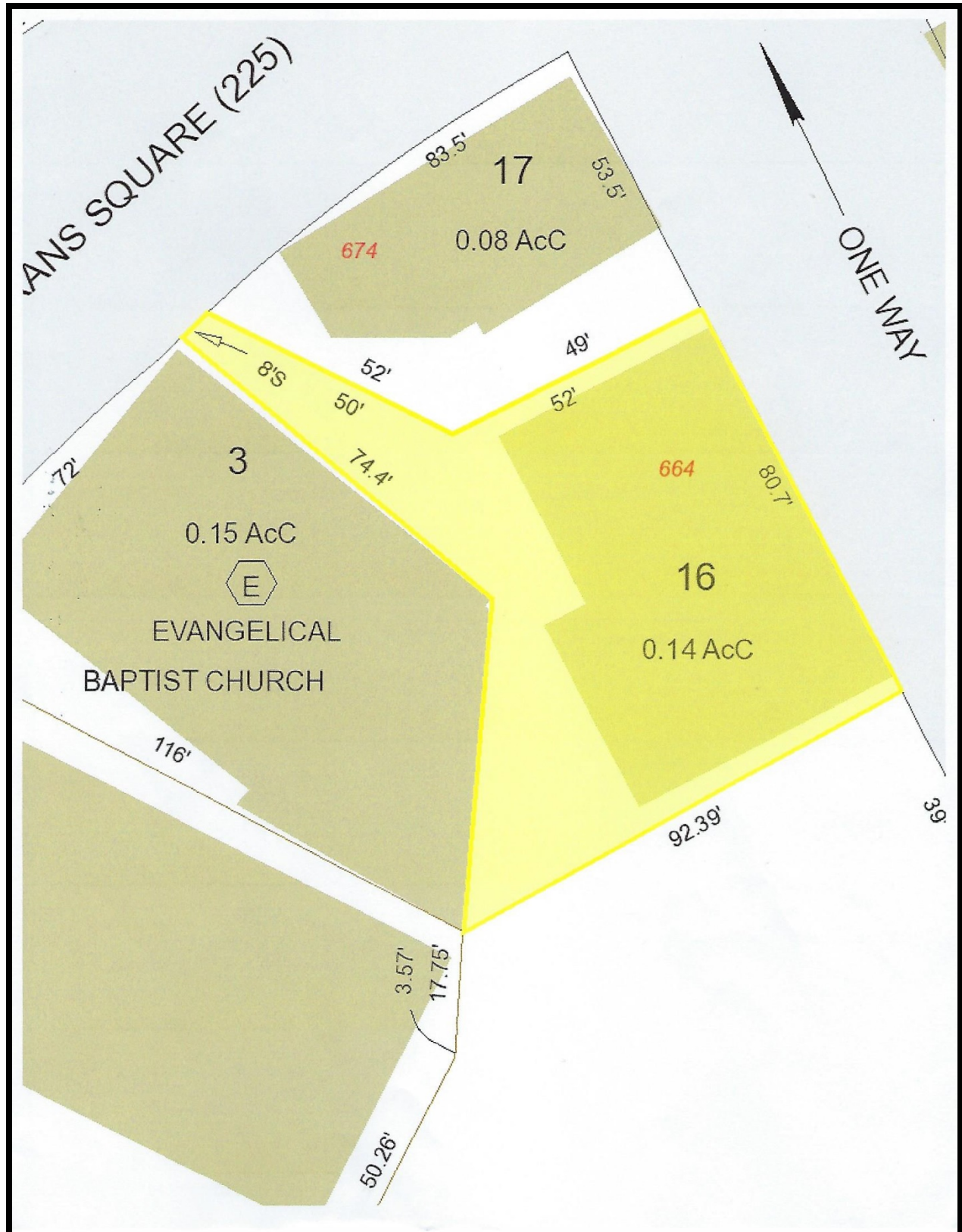
<b><u>OTHER DATA</u></b>	
Deed Reference	Book 1712, Page 0650

# GOOGLE MAP



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# TAX CARD



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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.

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## LACONIA CODE

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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	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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ZONING

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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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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 <sup>1</sup>					E	P	P	P	P	P	N	N	N
<sup>1</sup> [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	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	N
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

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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	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

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LACONIA CODE

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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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