

MULTI-FAMILY HOME & RETAIL BUILDING

233-235 Union Avenue, Laconia



Multi-Family: 1,732+/- SF

1 Bedroom Unit

2 Bedroom Unit

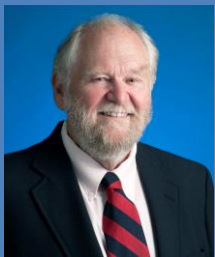
PLUS

Retail Building: 965+/- SF

Home to Goody Good Donuts

17,000+/- Cars Per Day

\$249,000



Warren Clement

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**WEEKS
COMMERCIAL**

350 Court Street
Laconia, NH 03246

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233-235 Union Avenue, Laconia

2 Unit Multi-Family home with an additional 965+/- Sq. Ft. commercial storefront. Living area of the two apartments is 1,732+/- SF and the storefront is currently being leased to the popular Goody Good Donuts Shop. The first-floor apartment has a long-term tenant. Second-floor apartment renovated as part of an ongoing upgrade and leased. Across from CVS drug store, and within walking distance of many other residential homes and commercial establishments. Many updates to both apartment and retail space, including new roof and steps – see Marketing Package for building improvement list.

The ideal location of this property boasts a daily traffic count of 17,000+/- cars per day. Union Avenue/Route 3 is the main road through New Hampshire's Lakes Region. The City of Laconia is the hub of this area, with industry, lodging, retail, and a year-round population of approximately 16,492+/-.



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Property Details

<u>SITE DATA</u>	
Zoning	Urban Commercial
Traffic Count	17,000+/- Cars Daily
Site Status	Available

<u>SERVICE DATA</u>	
Heat	Oil
Electrical	Circuit Breaker
Water/Well	Public Water
Sewer/Septic	Public Water

<u>TAX DATA</u>	
Taxes	\$3,543
Tax Year	2019
Tax Map/Lot No.	426/220/77
Current Tax Rate/1000	\$20.59
Land Assessment	\$26,800
Building Assessment	\$145,300
Total Assessed Value	\$172,100

<u>PROPERTY DATA</u>	
Lot Size	0.13+/- Acres
Frontage	82+/- Ft. on Union Ave and 66+/- Ft. on Summer St.
Number of Buildings	2
Building Square Footage	2,697+/- SF (combined)
Number of Units	2-Multi Family/1-Retail space
Number of Floors	1-Retail space/2-Multi-Family

<u>CONSTRUCTION</u>	
Exterior	Vinyl Siding
Roof Type/Age	Asphalt Shingle
Foundation	Poured Concrete
Insulation	Yes
Year Built	1930

<u>LAND DATA</u>	
Site Plan	N/A
Easements	N/A
Topography	Level

<u>OTHER DATA</u>	
Deed Reference	Book 3057, Page 0290

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Building Improvements

Roofing	\$12,400.00
Siding	\$17,700.00
Electric	\$ 3,300.00
Hot Water Heater & Gas Line	\$ 1,640.00
Insulation	\$ 1,100.00
Rebuild Front Porch	\$ 2,800.00
Front Walkway	\$ 900.00
New Roof Connecting Apts. to Goody Good	\$ 2,750.00
New Floor in Goody Good Kitchen Area	\$ 1,909.00
Apartment #1 Kitchen Floor	\$ 700.00
Apartment #2 Facelift	\$ 3,400.00
Miscellaneous	\$ 663.94
Total	<u>\$49,272.94</u>

Profit & Loss Statement

233-235 UNION AVE, LACONIA NH 03236

Income:

Apt #1 Ground Floor	\$940.00	
Apt #2	\$750.00	
Store Front	\$870.00	
Total:	\$2,560.00	\$30,720.00

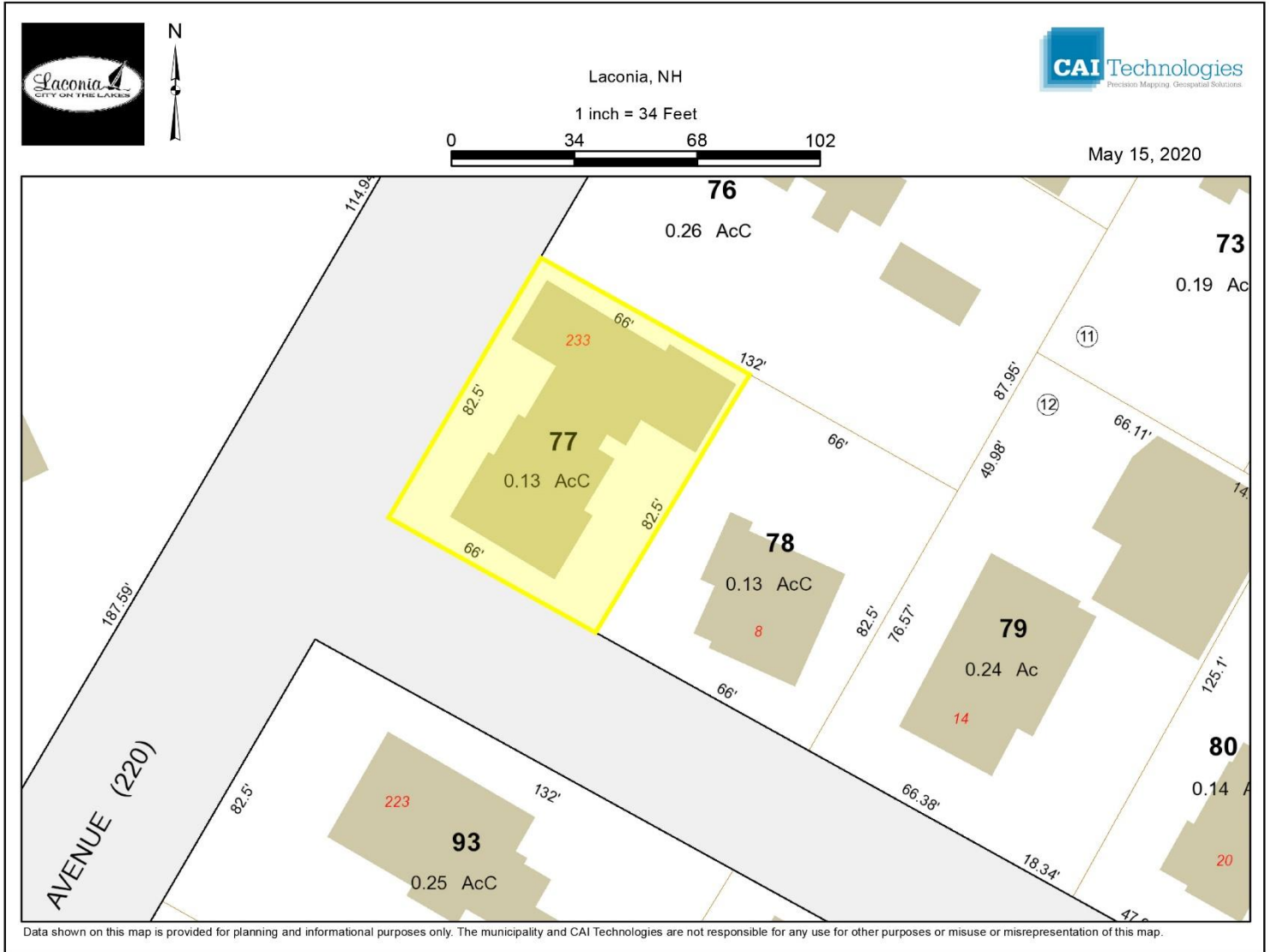
Expenses

Real Estate Tax	\$3,543.00	
Utilities	\$4,956.00	
Insurance	\$1,742.00	
Repair & Maintenance	\$1,259.00	
Total:		\$11,500.00

NET PROFIT **\$19,220.00**

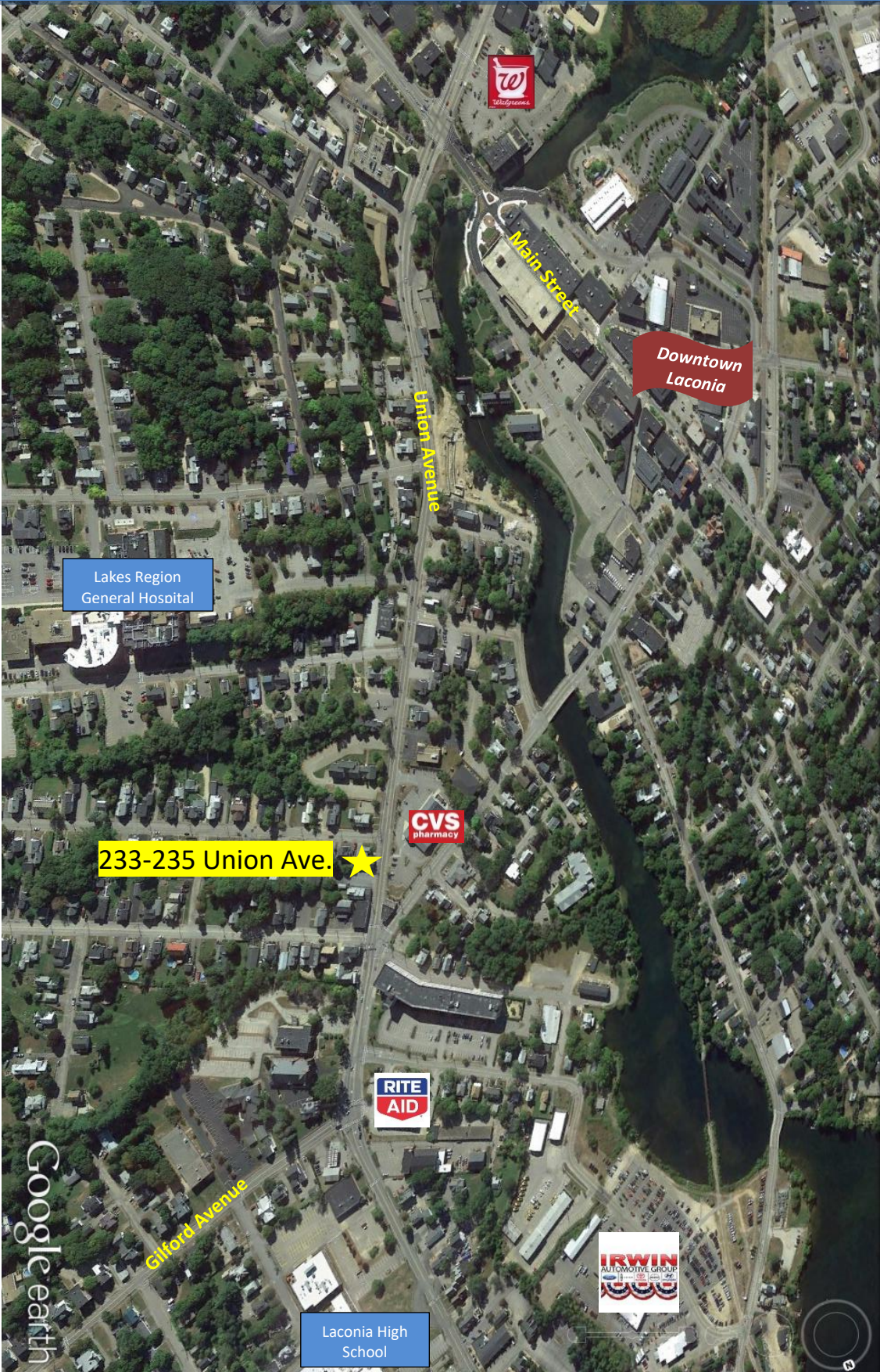
CAP RATE **7.7%**

Tax Map



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Google Earth Map



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**Table I
Table of Permitted Uses City of Laconia**

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

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
 SFR-Shorefront Residential CR-Commercial Resort AI-Airport Industrial
 RG-Residential General C-Commercial

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RR2-Rural Residential 2 P-Professional IP-Industrial Park
 RS-Residential Single Family UC-Urban Commercial I-Industrial

**Table I
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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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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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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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RR1	RR2	RS	SFR	RG	RA	TRANSPORTATION (continued)	P	CR	UC	C	IP	I	AI
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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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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