



40 Church Street, Laconia, NH 03246

## HISTORIC MASONRY LANDMARK WITH EXCEPTIONAL ADAPTIVE REUSE POTENTIAL

**\$750,000 | 8,163 SF | 0.51 Acres | UC Urban Commercial Zoning | Downtown Laconia**

A rare opportunity to acquire an architecturally significant 8,163 SF historic masonry property in the heart of downtown Laconia. Originally constructed in 1929, the building offers dramatic interior volume, distinctive stone construction, stained-glass architectural elements, public utilities and UC Urban Commercial zoning. Its downtown setting, walkability and unique character create compelling potential for continued institutional use or thoughtful adaptive reuse.

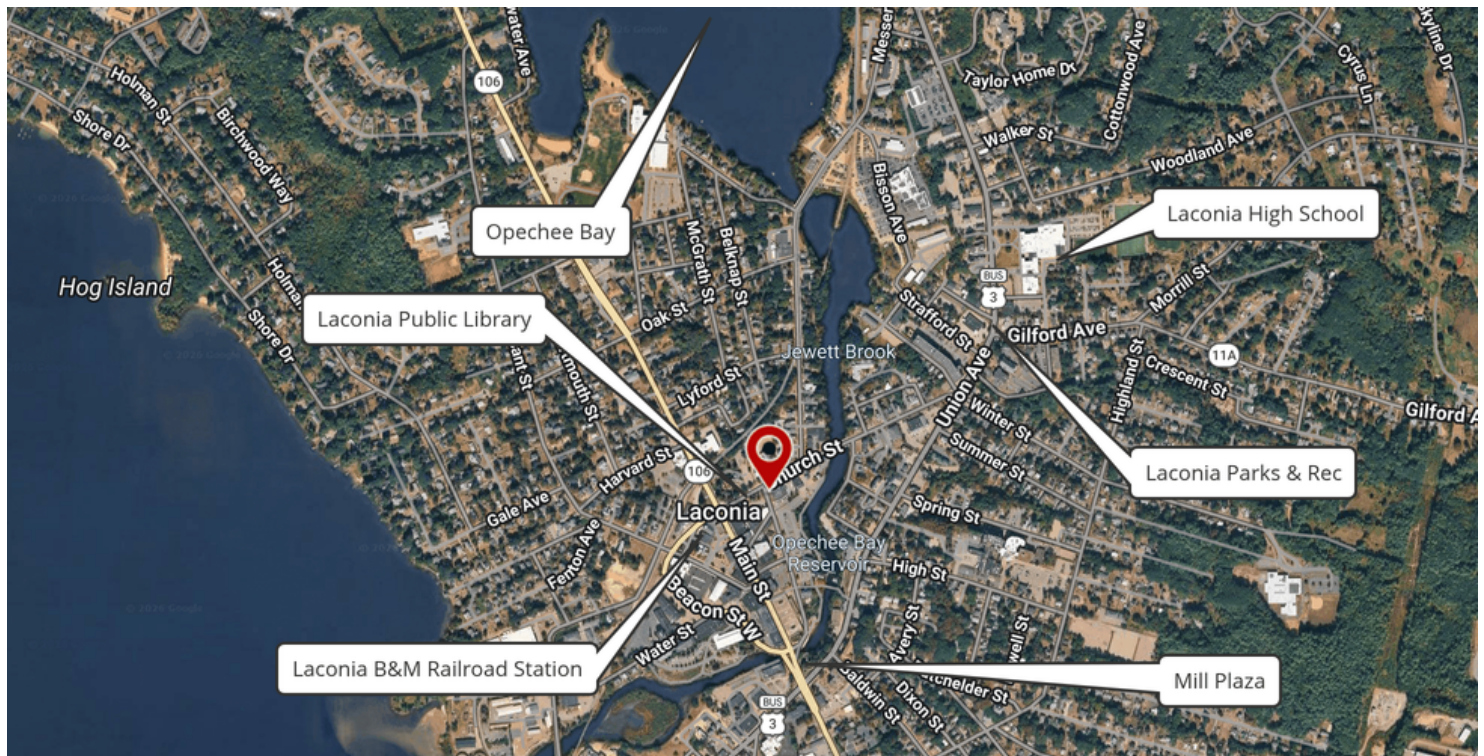
Adaptive reuse opportunities such as an event or performance venue, arts/cultural use, community or educational facility, professional/creative office, boutique hospitality, residential or mixed-use redevelopment, subject to zoning and approvals.

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Information is from sources believed to be reliable but is not guaranteed and is subject to errors, omissions, changes, prior sale or lease, and withdrawal without notice. All projections and estimates are for illustrative purposes only. Prospective buyers and tenants should independently verify all information and consult their legal, tax, and financial advisors.

## LOCATION & MARKET OVERVIEW



## WHY THIS LOCATION

40 Church Street is positioned in the heart of downtown Laconia, surrounded by a mix of commercial, civic, educational and recreational uses. The property offers convenient access to the downtown business district while remaining close to major local routes, community amenities and Opechee Bay.

## NEARBY AMENITIES & ACCESS

- Downtown Laconia shops & restaurants
- Laconia Public Library
- Laconia High School approximately 0.6 miles away
- NH Route 106 approximately 0.3 miles away
- NH Route 3 approximately 0.4 miles away
- Opechee Bay nearby

## Demographics

### 5 Miles



Population

28,455



# of Household

12,134



Avg HH Income

\$105,145



# of Employees

14,729

### 10 Miles



Population

57,000



# of Household

23,600



Avg HH Income

\$108,500



# of Employees

30,000

### 15 Miles



Population

105,700



# of Household

44,300



Avg HH Income

\$106,400



# of Employees

50,000

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## Specifications

|                |                                       |
|----------------|---------------------------------------|
| Address:       | 40 Church Street, Laconia, NH 03246   |
| Building Type: | Historic Church / Religious Facility  |
| Year Built:    | 1929                                  |
| Building Size: | 8,163 SF                              |
| Land Size:     | 0.51 Acres                            |
| Road Frontage: | 105'                                  |
| Zoning:        | UC, Urban Commercial                  |
| Parking:       | Approximately 10 spaces               |
| Construction:  | Masonry / Stone Exterior              |
| Foundation:    | Stone                                 |
| Roof:          | Slate                                 |
| Utilities:     | Public Water & Sewer                  |
|                | Natural Gas Service                   |
|                | Partial Basement with Interior Access |
| Sale Price:    | \$750,000                             |
|                |                                       |



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## ADAPTIVE REUSE OPPORTUNITY

A rare opportunity to acquire a distinctive historic property in the heart of downtown Laconia. Built in 1929, 40 Church Street offers exceptional architectural character, dramatic interior volume and a flexible downtown setting that may lend itself to a variety of future uses. Its masonry and stone construction, slate roof, stained-glass elements and prominent presence create a property that would be difficult to replicate today.

## POTENTIAL REUSE CONCEPTS

- Event or performance venue
- Arts or cultural use
- Community or educational facility
- Professional or creative office
- Boutique hospitality concept
- Mixed-use or residential redevelopment

**Potential uses are subject to zoning, permitting, municipal approvals, and any applicable deed restrictions or other recorded restrictions. Prospective purchasers should independently verify intended use and all applicable restrictions.**

## PROPERTY HIGHLIGHTS:

- Historic 1929 architecture
- Masonry and stone construction
- Slate roof
- Distinctive stained-glass and architectural details
- Extensively restored exterior
- Downtown Laconia setting
- Highly walkable location just off Veteran's Square

***A one-of-a-kind opportunity for an owner-user, investor or developer seeking architectural character and adaptive reuse potential in downtown Laconia.***

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**State of New Hampshire**  
**OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION**  
**DIVISION OF LICENSING AND BOARD ADMINISTRATION**  
7 Eagle Square, Concord, NH 03301-4980  
Phone: 603-271-2152

**BROKERAGE RELATIONSHIP DISCLOSURE FORM**

**(This is Not a Contract)**

*This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information*

***Right Now,  
You Are a  
Customer***

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

***As a customer, you can expect a real estate licensee to provide the following customer-level services:***

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

***To Become a Client***

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

***As a client, in addition to the customer-level services, you can expect the following client-level services***

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

***Client-level services also include advice, counsel, and assistance in negotiations.***

**For important information about your choices in real estate relationships, please see page 2 of this disclosure form.**

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).  
**I understand as a customer I should not disclose confidential information.**

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Signature of Consumer

Date

Signature of Consumer

Date

Provided by: Name & License #

Date

(Name and License # of Real Estate Brokerage Firm)

\_\_\_\_\_ consumer has declined to sign this form  
(Licensees Initials)

## *Types of Brokerage Relationships commonly practiced in New Hampshire*

### *SELLER AGENCY (RSA 331-A:25-b)*

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

### *BUYER AGENCY (RSA 331-A:25-c)*

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

### *SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)*

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

### *SUB-AGENCY (RSA 331-A:2, XIII)*

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

### *DISCLOSED DUAL AGENCY (RSA 331-A:25-d)*

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

### *DESIGNATED AGENCY (RSA 331-A:25-e)*

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

### *FACILITATOR (RSA 331-A:25-f)*

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

### *ANOTHER RELATIONSHIP (RSA 331-A:25-a)*

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.