

Retail For Sale



GO Commercial

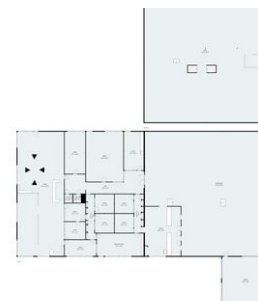
750 Lafayette Rd., Ste. 201 Portsmouth, NH 03801 | 603-610-8500

Lakeport Commercial Property | TIF District

Retail: Freestanding For Sale

935 Union Ave, Laconia, NH, 03246

Prepared on December 18, 2025



Listing Details | Retail For Sale

Secondary Uses	Flex/R&D, Specialty	Vacant	No
Total Available Space	Unknown	Available Date	Now
Asking Price	\$1,449,000	Days On Market	2 days
Listing Price Per SF	\$72.09	Date Listed	12/16/2025
Cap Rate (Actual)	-	Last Modified	12/18/2025
Total Expenses	\$12,532	Listing ID	44022002
Investment	NNN	Parking Spaces	-

Property Details

Building Class	-	Year Built	1967
Property Type	Retail	Primary Construction	-
Sub Type	Freestanding	Occupancy Type	Single Tenant
Zoning	UC	Parcels	350-220-43
Building Status	Existing	Legal Owner	-
Building Size	20,100 SF	Submarket	-
Land Size	1.42 Acres / 61,971 SF	County	Belknap
Number of Buildings	1	Number of Tenants	1
Floors	2		

Description

935 Union Avenue offers a rare opportunity to acquire a highly visible Lakeport commercial property in Laconia's Urban Commercial (UC) district. The ±20,100 SF building sits on a ±1.4-acre lot with ±325' of frontage along high-traffic Union Ave.

The property features an expansive retail showroom, large warehouse space, and multiple offices. The entire building is currently leased to a single tenant under a full net lease; however, the tenant only utilizes approximately half of the building, leaving excess space available for a future tenant, expansion, or eventual owner-user occupancy.

Zoned Urban Commercial, the site allows for retail, office, medical, service, showroom, and mixed-use concepts, subject to municipal approvals. The property is also located within a Tax Increment Financing (TIF) district and may qualify for additional local tax incentives, offering meaningful upside for redevelopment or reinvestment.

Contact



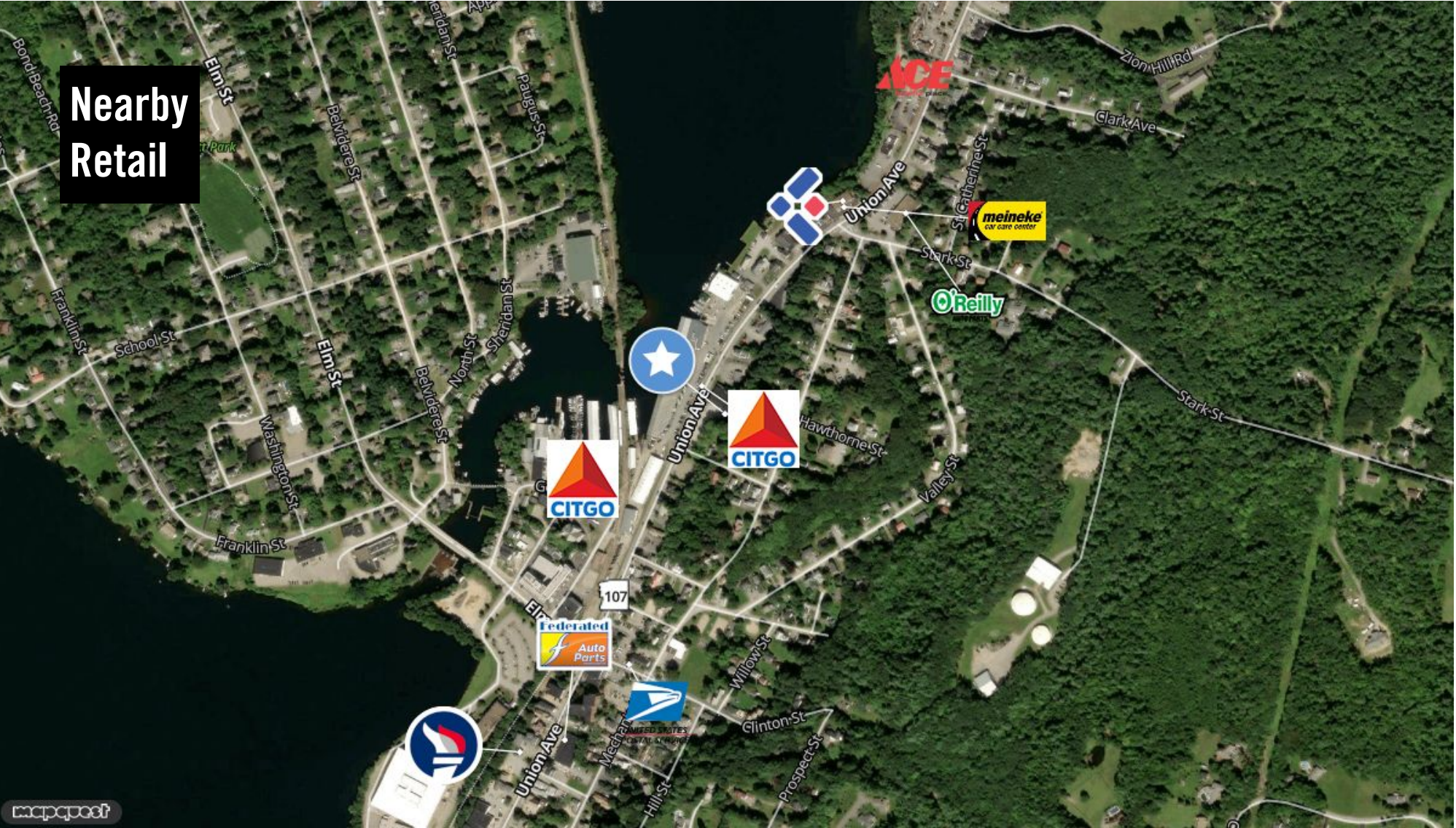
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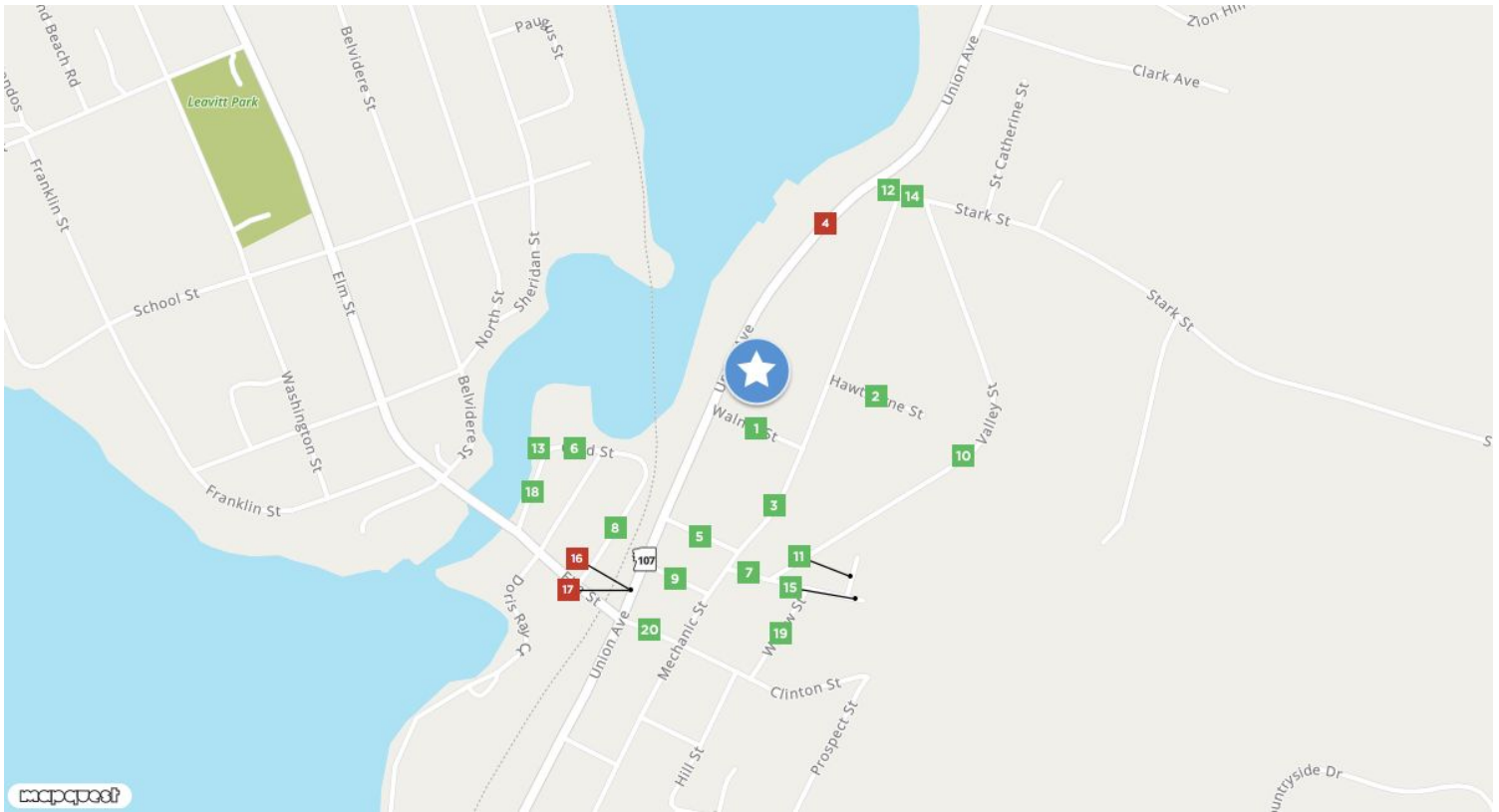
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935 Union Ave



Traffic Counts



Walnut St Union Ave Year: 2020 434 Year: 2019 514	Hawthorne St Mechanic St Year: 2020 434 Year: 2019 514	Mechanic St Harrison St Year: 2020 434	Union Avenue Stark St Year: 2022 14,005 Year: 2021 13,812 Year: 2003 16,000	Harrison St Union Ave Year: 2020 434 Year: 2019 514
Gold Street Fore St Year: 2019 514	Manchester St Harrison St Year: 2020 434	Railroad Ave Chestnut St Year: 2020 434 Year: 2019 514	Chestnut St Union Ave Year: 2020 434 Year: 2019 514	Valley St Mechanic St Year: 2020 434 Year: 2019 514
Granite St Manchester St Year: 2020 434 Year: 2019 514	Stark St Mechanic St Year: 2020 1,561	Gold St Fore St Year: 2020 434	Stark Street Mechanic St Year: 2019 1,723	Manchester Street Granite St Year: 2019 514
Union Avenue Elm St Year: 2018 18,416	Union Ave Elm St Year: 2020 17,036 Year: 2019 18,803	Fore St Elm St Year: 2020 434 Year: 2019 514	Willow St Manchester St Year: 2020 434 Year: 2019 514	Clinton St Union Ave Year: 2020 434