



For Sale

# 1st Floor Office Condominium

**Abigail K. Bachman**

Vice President  
+1 603 206 9644  
abby.bachman@colliers.com



210 Commerce Way, Suite 350  
Portsmouth, NH 03801  
+1 603 433 7100  
colliersnh.com

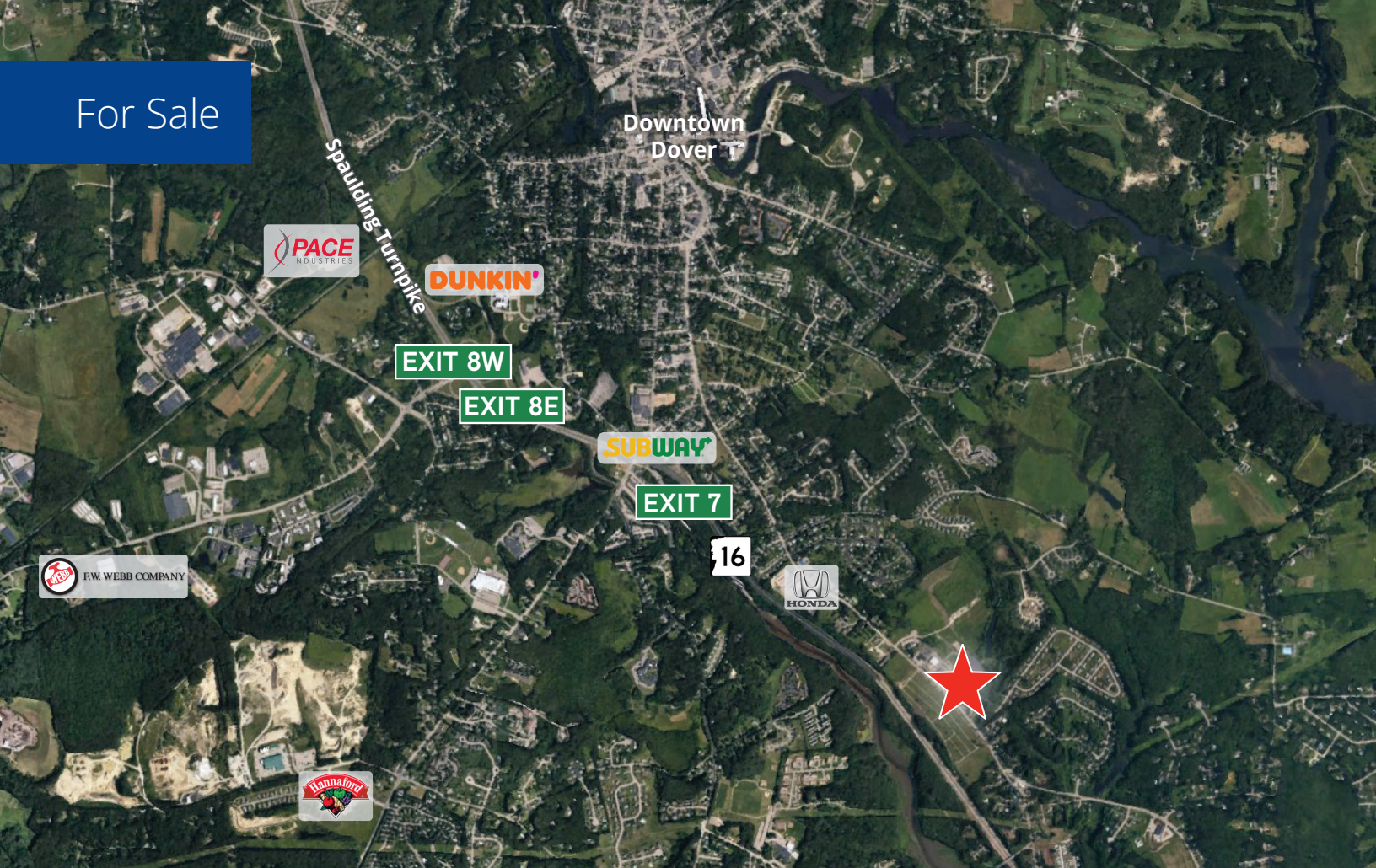
## 8 Patriot Drive, Unit 8 Dover, NH

### Property Highlights

- Small office condominium available for sale on the first floor of a mixed-use building comprised of just 6 units
- Unit 8 is 572± SF and consists of a large open area with a kitchenette and a private bathroom
- Two deeded parking spaces
- Conveniently located just off Exit 7 on Spaulding Turnpike/Route 16, and less than 10 minutes to/from downtown Dover, NH
- Currently the business offices of Mezzanine Catering, which will be relocating in Dover, NH

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## Specifications

Address:	8 Patriot Drive, Unit 8
Location:	Dover, NH 03820
Building Type:	Office condominium
Year Built/Renovated:	2009/2021
Condominium SF:	572±
Utilities:	Municipal water & sewer Natural gas
Zoning:	Commercial
Parking:	2 deeded spaces
2025 Taxes:	\$1,617.09
Condominium Fee:	\$320/month
2025 Avg. Utilities Cost:	Electric: \$40/month Gas: \$42/month
Accessibility:	Conveniently located just off Exit 7 on Spaulding Turnpike/Route 16, and less than 10 minutes to/from downtown Dover, NH
List Price:	<del>\$115,000</del> \$105,000



### Contact us:

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