



19-25 Dover St., Dover, NH 03820



OFFERING SUMMARY

SALE PRICE:	\$425,000
NUMBER OF UNITS:	1
AVAILABLE SF:	1,100 SF
LEASE RATE:	\$11.00 SF/yr (Gross)
LOT SIZE:	0.23 Acres
YEAR BUILT:	1940
BUILDING SIZE:	4,730
ZONING:	RM-U
PRICE / SF:	\$89.85

PROPERTY OVERVIEW

In downtown Dover, this office & Industrial building is strategically located between Central Avenue and Broadway. This Dover Street mixed-use property has two loading docks, over 2,000 sqft of office space, as well as off-street parking. Dover is the youngest and fastest growing market, with industrial space in short supply, this is a unique opportunity to own space. this property is also available for multi-family development. Short term and long term, this gives the buyer great opportunity to make the most of this investment property.

PROPERTY HIGHLIGHTS

- Four private offices and one conference room
- Large bullpen area
- Lobby with both men's & women's bathrooms
- Three-minute walk from the heart of downtown Dover, shops and spaces.
- Zoned RM-U, so development into multi-family is an allowed use

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OFFICE FOR SALE & LEASE



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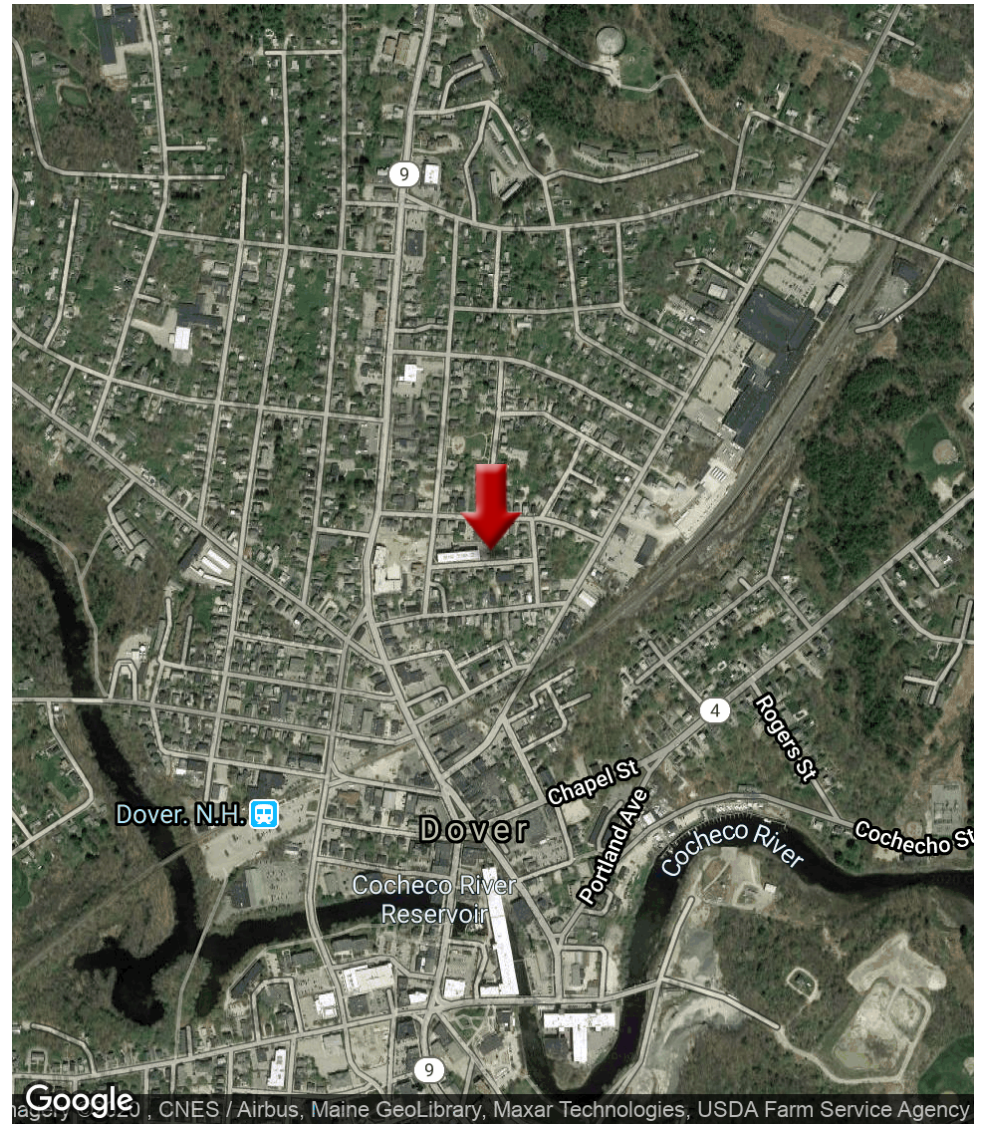
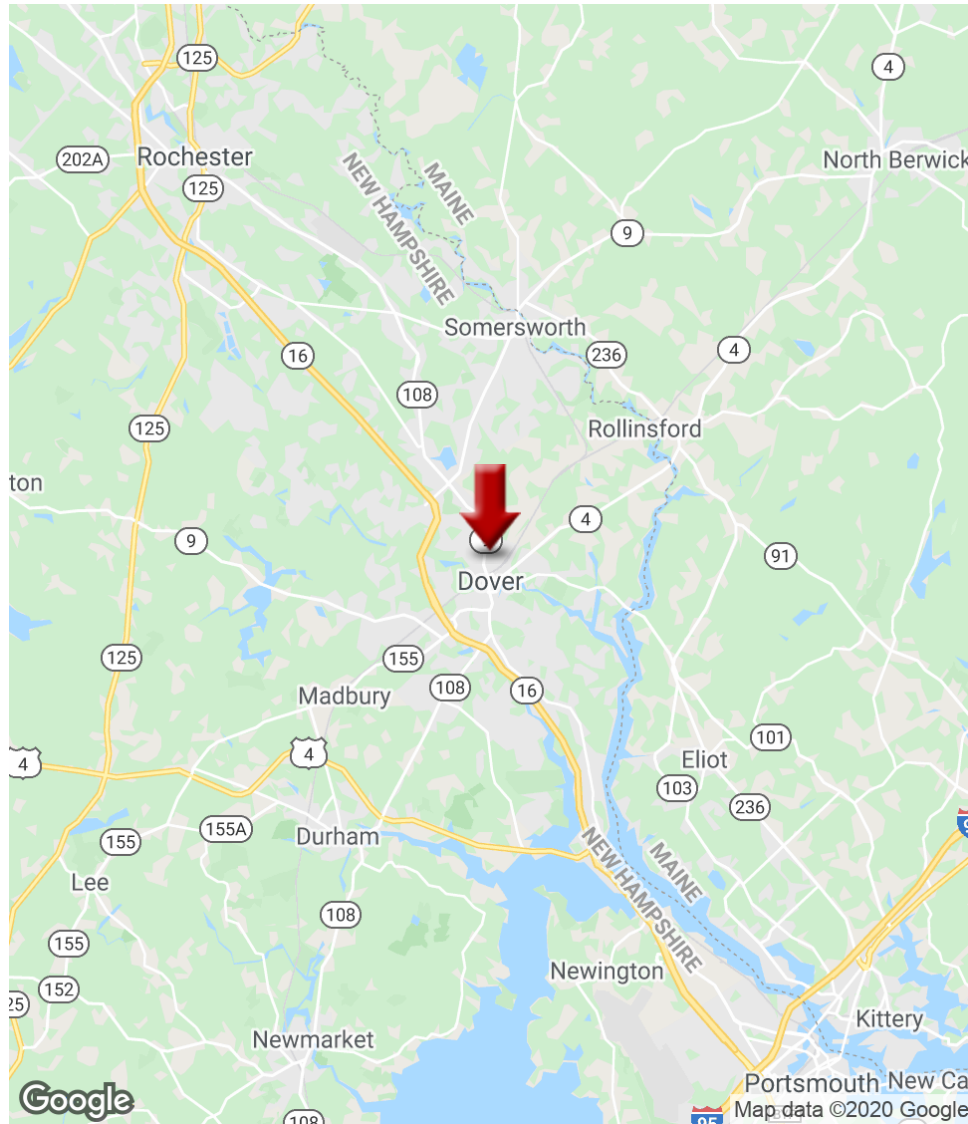


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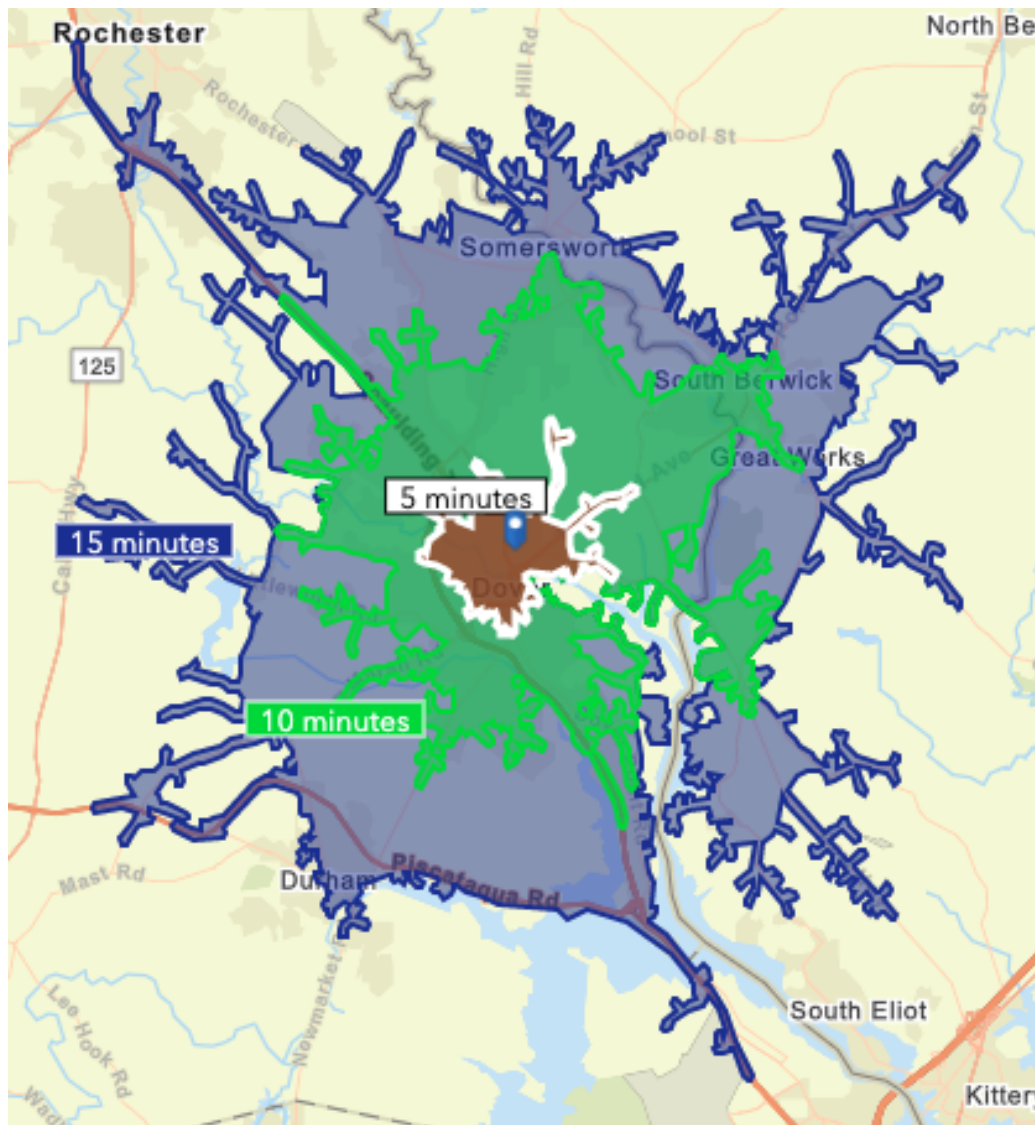


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DEMOGRAPHICS MAP

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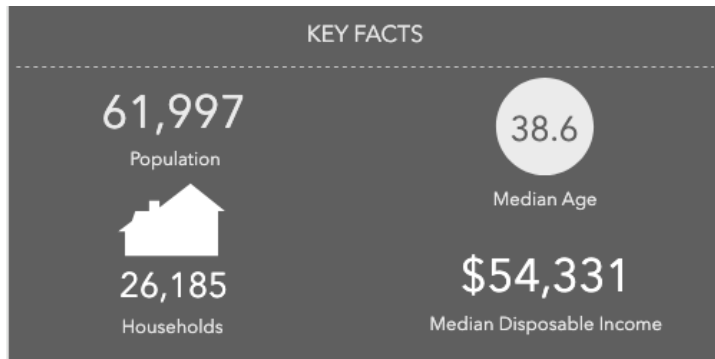
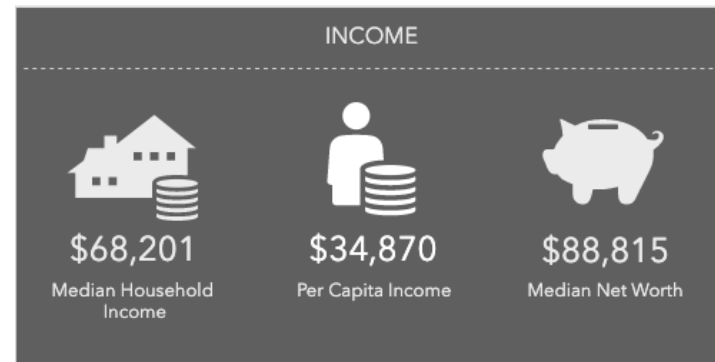
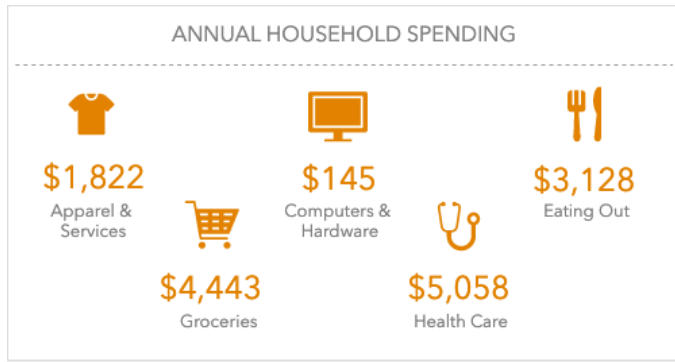
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15 MINUTE DEMOGRAPHICS

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Tapestry Segments

5B In Style 4,254 households	16.2% of Households
8C Bright Young Professionals 3,105 households	11.9% of Households
8B Emerald City 2,965 households	11.3% of Households



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