



For Sale

Office Condominium at Royal Commons

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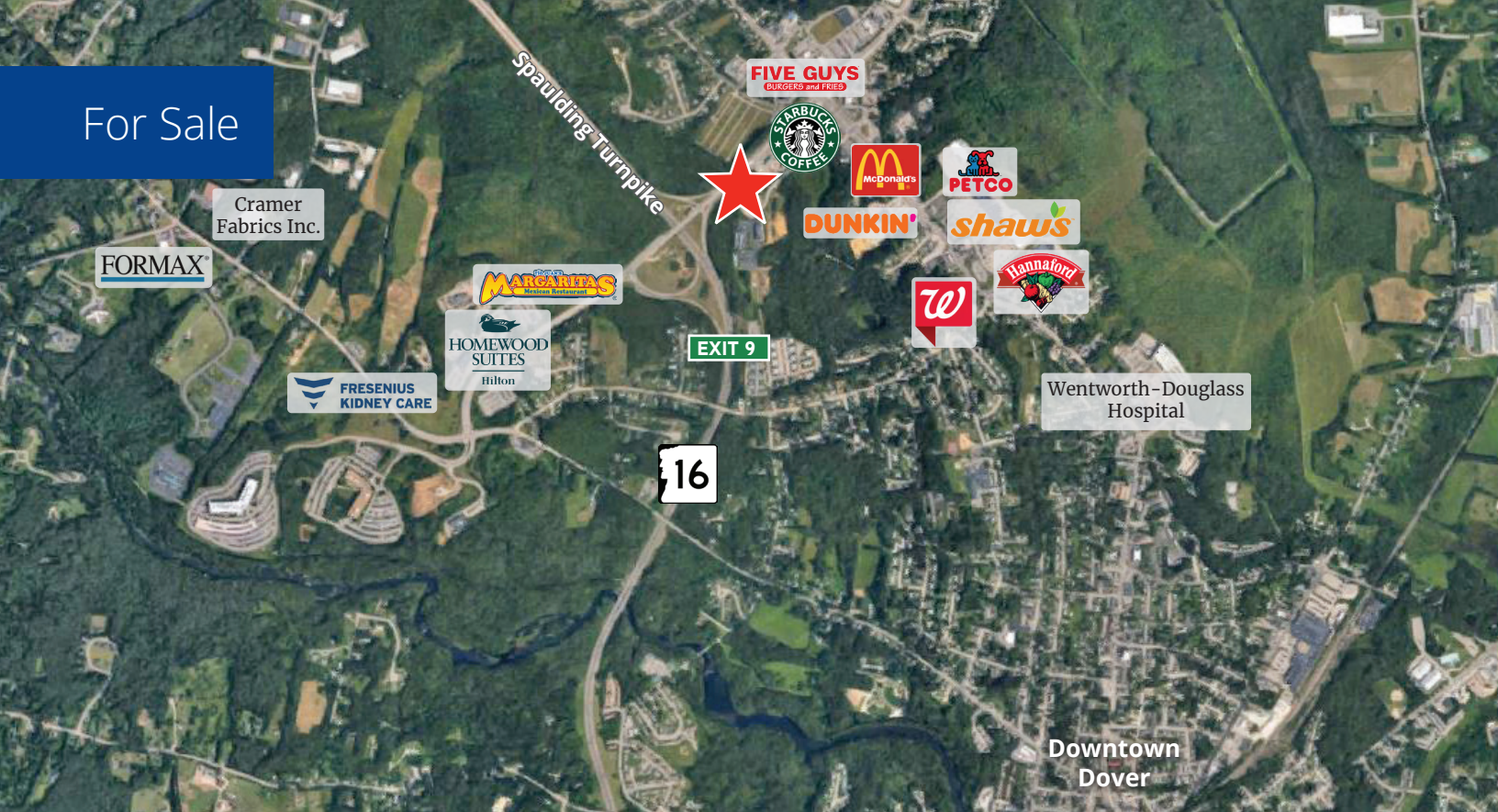
51 Webb Place Dover, NH

Property Highlights

- Last unsold unit in Royal Commons — all other suites are owned and occupied by medical/professional users, demonstrating a proven environment for an owner-user to build first-generation space and set their business up for success
- Unit 330 is 1,906± USF of raw space on the 3rd floor, consisting of concrete floors and metal stud exterior walls with insulation ready for drywall; HVAC, water, and power available
- Sold as-is, allowing a buyer to control layout, finish, and cost from day one
- Join existing tenants and owners Allergy Associates of NH, Cochecho Dental, Garrison City Speech and Language, Haas Dental Dover, Miller-Nyberg Orthodontics, Northeast Audiology, Northeast Dermatology Associates, and Oceanside Physical Therapy
- Located 1/2± mile from the Spaulding Turnpike (Route 16) via Exit 9 and 2.4± miles from the amenities of downtown Dover

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Specifications

Address:	51 Webb Place
Location:	Dover, NH 03820
Building Type:	Office
Year Built:	2004
Total Building SF:	30,741±
Available SF:	Unit 330: 1,906± USF (2,287± RSF)
Common Area Factor:	16.6%
Utilities:	Municipal water & sewer Natural gas
Zoning:	B-3
Parking:	139± on-site spaces
2025 Condominium Fees:	Unit 330: \$1,009/month
Accessibility:	Located 1/2± mile from the Spaulding Turnpike (Route 16) via Exit 9 and 2.4± miles from the amenities of downtown Dover
List Price:	Unit 330: \$240,000



Contact us:

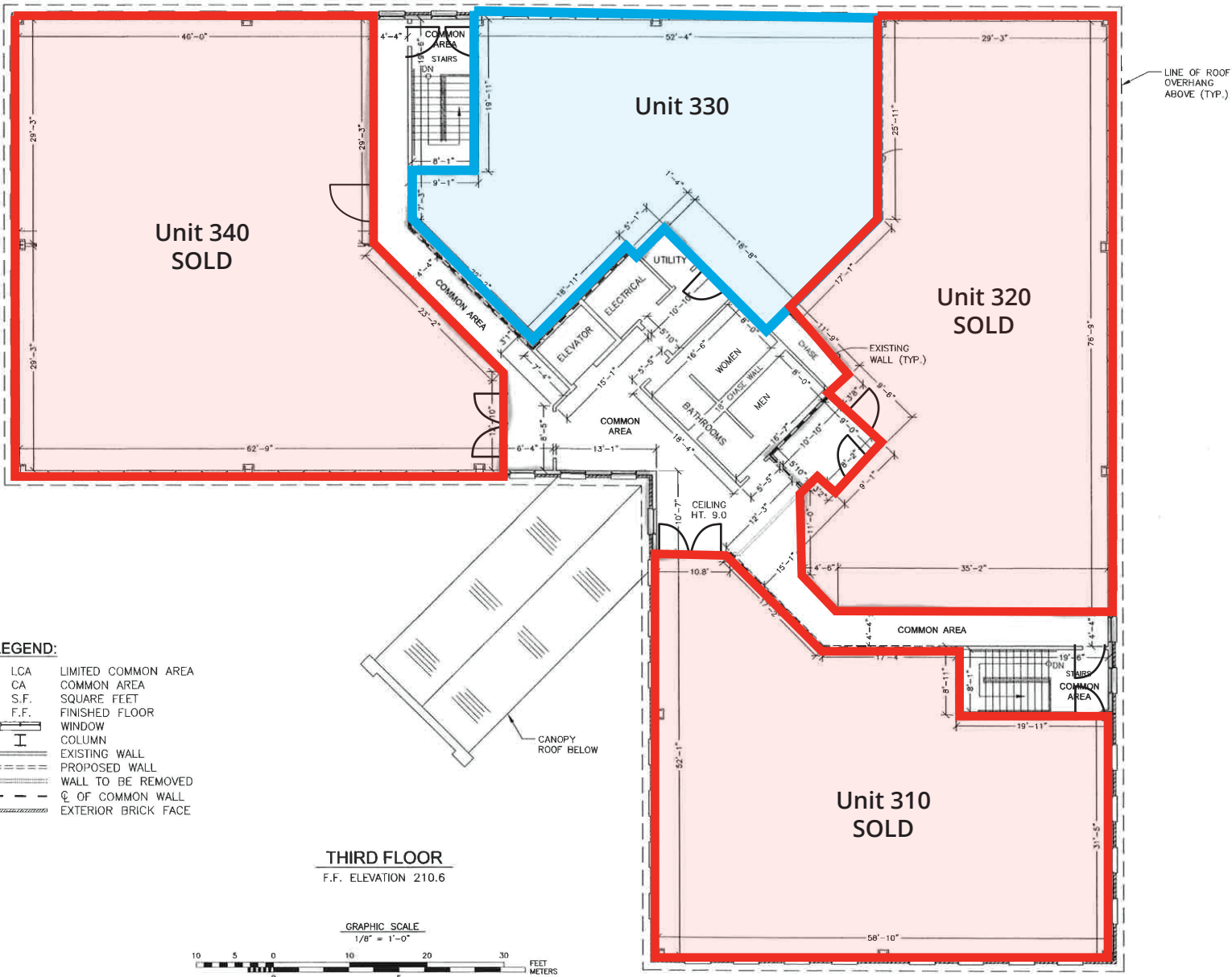
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Conceptual 3rd Floor Plan



- Available
- Sold
- Common Area: 1,998± SF