

FOR SALE OR LEASE > SAMUEL WYATT HOUSE

Historic Office Space

7 CHURCH STREET, DOVER, NH 03820

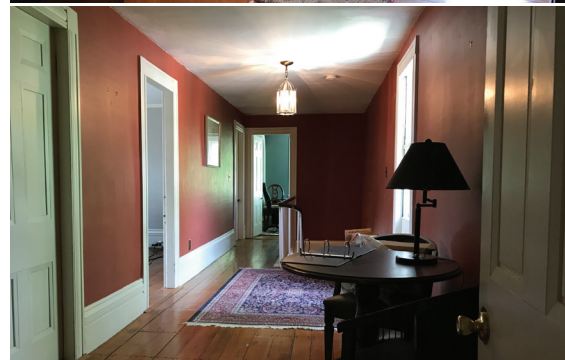


PRICE REDUCED!



Snapshot > Well-Maintained Office Building

Building Type	Class B office
Year Built	1835
Total Building SF	2,500± (excl. basement & attic)
Usable SF	2,300±
Acreage	0.23±
Utilities	Municipal water & sewer Oil/hot water/steam heat; window AC units
Average Utilities Cost	Oil: \$334.49/month Electric: \$225.81/month
Zoning	Central Business District - Mixed Use
Parking	10 on-site spaces
2016 Taxes	\$7,677
Lease Rate	\$3,000/month + utilities
List Price	\$399,000 \$384,000



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7 Church Street | Dover, NH



Property Highlights

- The Samuel Wyatt House is a lovely historic home that is listed on the National Register of Historic Places and that has been converted to office use
- Highlighted by several decorative fireplaces and wonderful woodworking throughout
- Features an on-site parking lot, ample storage in a dry basement, 3 half bathrooms, electric baseboard supplemental heat in some offices, 3 sump pumps, and an additional small office area with private entrance on the lower level
- Furnace was installed in 2004
- Located on a quiet street, just a short walk to the heart of Dover's downtown shops, services, and restaurants
- Less than a mile from Exits 7 and 9 off the Spaulding Turnpike

Contact Us

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