FOR SALE > OFFICE SPACE

# Well-Maintained Office Building

95 BROADWAY, DOVER, NH 03820





### Snapshot > Well-Maintained Office Building

Building Type Class B office

Year Built 1900

Year Renovated 2008 & 2016

Total Building SF 1,926 $\pm$  Acres 0.23 $\pm$ 

Utilities Municipal water & sewer

Natural gas & forced hot water

Window AC units

Average Utilities Cost Gas: \$212/month

Electric: \$103/month

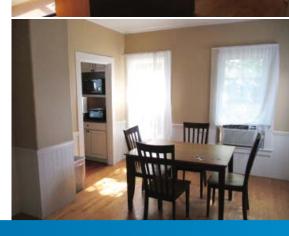
Zoning Central Business District - Downtown Gateway

2016 Taxes \$7,090

List Price \$350,000

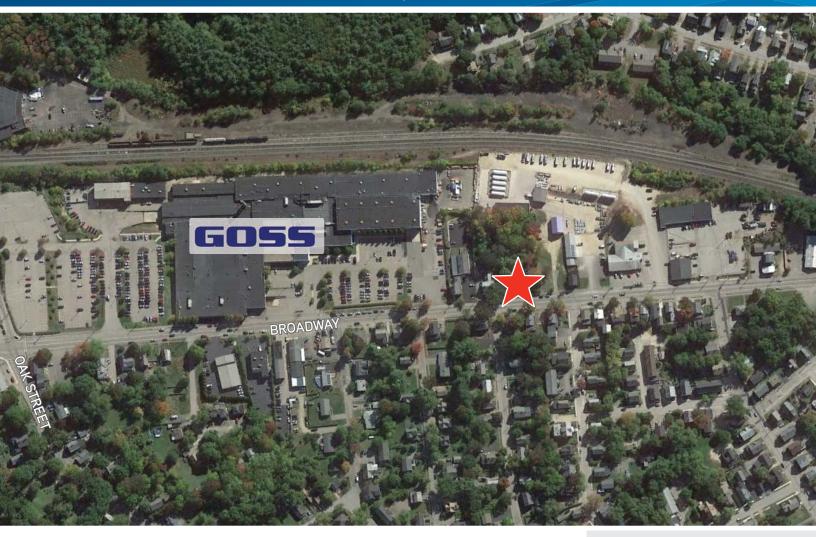
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## 95 Broadway | Dover, NH



### Property Highlights

- > Building features window AC units in each room, a full kitchen, 3 bathrooms, and a carriage house with 2 car garage
- > Well-maintained building is highlighted by original tin ceilings, beautiful hardwood floors, and nice mouldings
- > Renovated in 2008 and 2016, there is over \$50,000 of improvements including new windows, attic insulation, new siding, chimney repairs and lining, new roof, conversion from oil to natural gas, and removal of the oil tank
- > 15 minute walk to all downtown amenities, shopping, and restaurants
- > Ideal location for employees with a bus stop located within a short walk

#### Contact Us

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