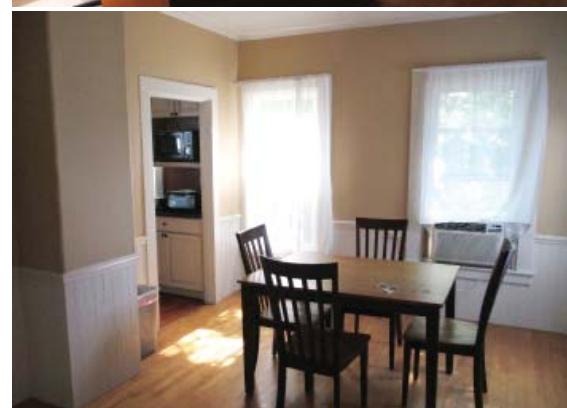


FOR SALE > OFFICE SPACE

# Well-Maintained Office Building

95 BROADWAY, DOVER, NH 03820



## Snapshot > Well-Maintained Office Building

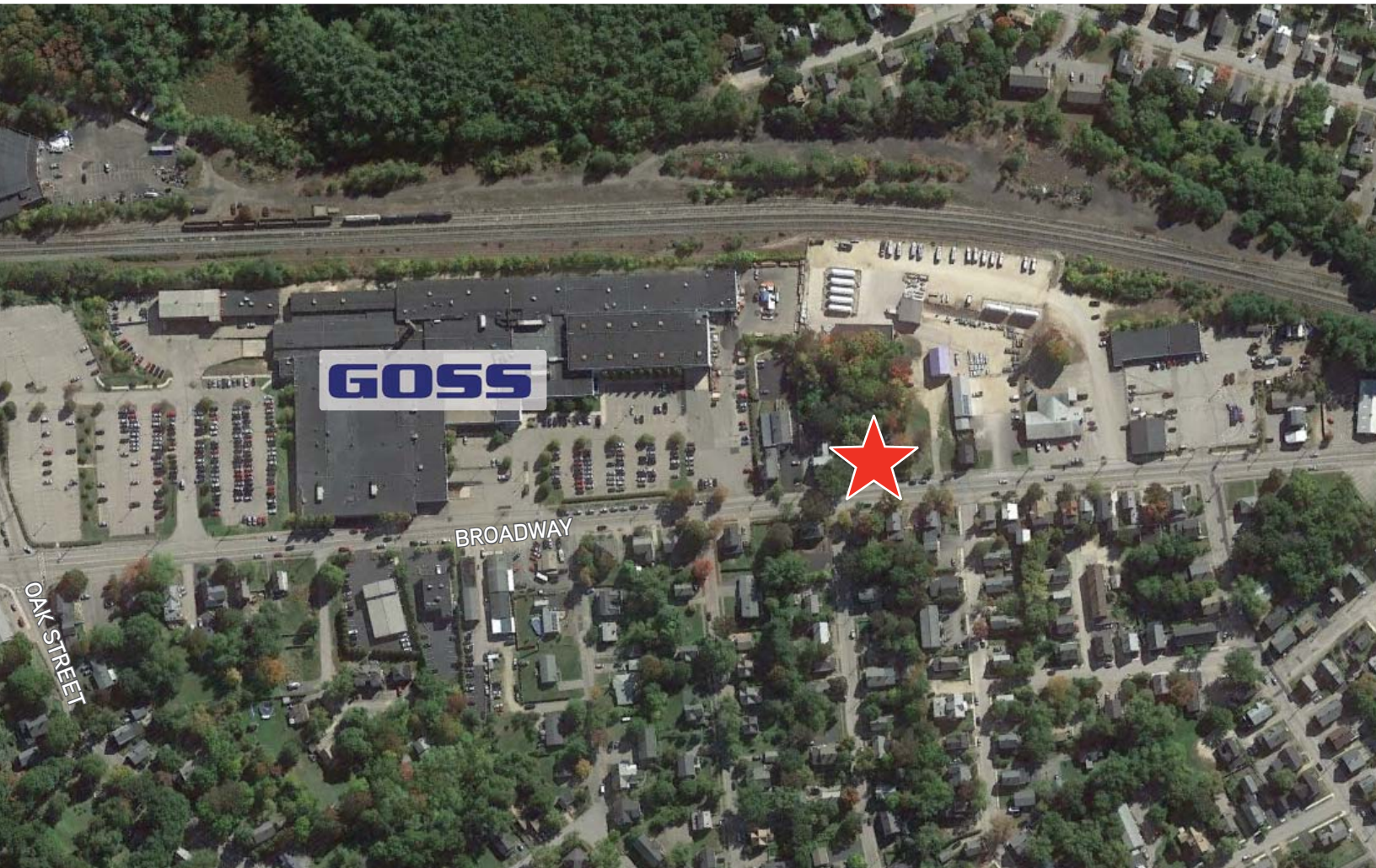
Building Type	Class B office
Year Built	1900
Year Renovated	2008 & 2016
Total Building SF	1,926±
Acres	0.23±
Utilities	Municipal water & sewer Natural gas & forced hot water Window AC units
Average Utilities Cost	Gas: \$212/month Electric: \$103/month
Zoning	Central Business District - Downtown Gateway
2016 Taxes	\$7,090
List Price	<b>\$350,000</b>

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## 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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