



**44 Market Street  
Somersworth, NH**

### **For Sale**

**If you're paying rent and want to own your own building, here's an affordable 2,784 +/- SF commercial building in downtown Somersworth. This property has plenty of flexibility with a commercial kitchen and warehouse with loading door on the first floor and second floor office space with kitchenette and full bath. If you don't need second floor office space, the second floor would easily convert to an apartment for additional rental income. Call for an appointment.**

**Property Address:** 44 Market Street  
Somersworth, NH  
Map 11, Lot 187

**Available SF:** 2,784± SF

**Lot Size:** .085 AC

**Zoning:** BH Business  
(Historic Overlay District)

**Age:** 1893

**Roof:** Rubber Membrane

**Siding:** Wood and Vinyl

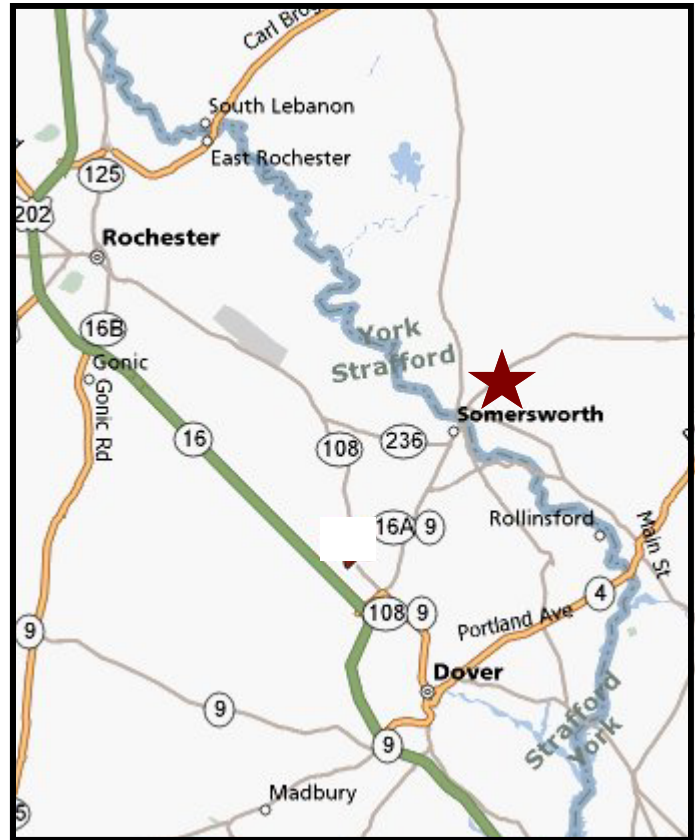
**Heat:** Gas/FHA

**Electric:** 100 amp 110/220 volts

**Utilities:** Public Water & Sewer

**Taxes:** \$5,346.73 - 2008  
Assessed Value \$228,200  
Tax Rate \$23.43

**Sale Price:** \$135,000



**FOR MORE INFORMATION  
PLEASE CONTACT:**

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