

PROFESSIONAL OFFICE CONDO FOR SALE OR LEASE



**42K Dover Point Office Park
Dover Point Road, Dover, NH**

960+/-sf Ground floor office suite with reception, private office, and conference area. Newly refurbished with office furnishings included if desired. Great condo association landscaping, snow removal, etc. Ample on-site parking.

High visibility and traffic count. Easy access from Spaulding Turnpike North Exit 6N/Dover Point Road or South Exit 8W.

EXCELLENT VALUE!

WINSOR BROOK PROPERTY ADVISORS, DOVER, NH

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www.WinsorBrook.com

GENERAL PROPERTY INFORMATION

Property Address:	42K Dover Point Office Park Dover Point Road, Dover, NH 03820
Building Description:	Office Condominium Development
Condo Size:	960±SF
Zoning:	B3 - Professional Office, Retail, Medical, Etc.
Utilities:	Municipal Water & Sewer
Heat/AC:	Gas/FHA
Parking:	Ample On-Site

LEASE INFORMATION

Lease Rate:	\$800 Per Month (Modified Gross)
Utilities:	Gas & Electric Responsibility of Tenant

SALE INFORMATION

Sale Price:	\$110,000.00
Real Estate Taxes:	\$1,750.00 Annually
Condo Fee:	\$170.00 Monthly

FOR MORE INFORMATION CONTACT

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