

For Sale

2-Unit Office with Residential Potential



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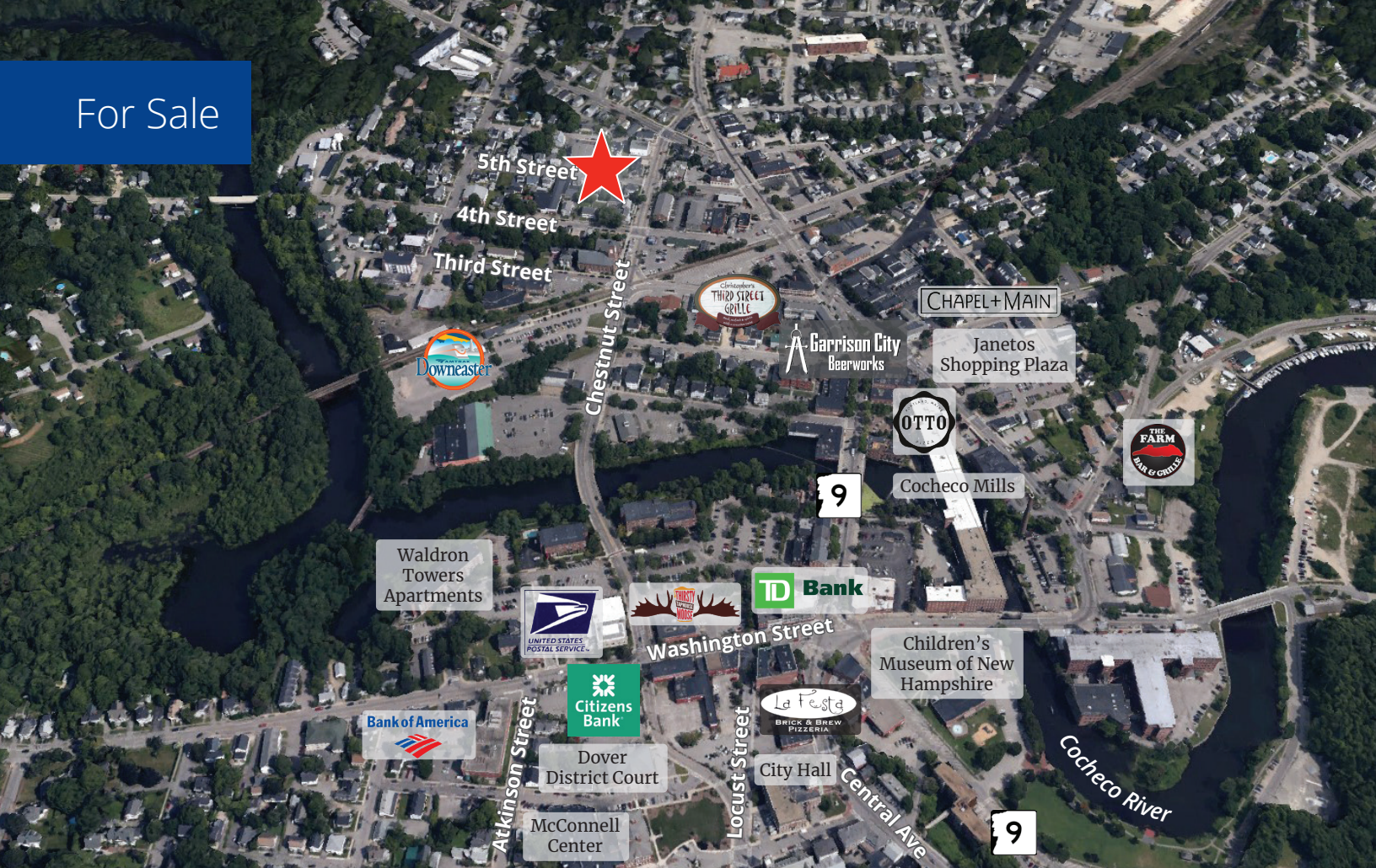
18 Fifth Street Dover, NH

Property Highlights

- 2,192± SF office building available for sale, currently divided into 2 units making it ideal for an owner-occupier or investor
- Versatile 2nd floor space ideal for office or residential use, complete with a full kitchen and bath; 1st floor residential conversion possible with a conditional use permit
- Recent upgrades include new vinyl plank flooring, refinished wood floors, recessed lighting, new fixtures, and paint
- Fifth Street was upgraded in 2025 with new sidewalks, granite curbs, and fresh pavement
- On-site parking for 4 cars and ample unrestricted street parking
- Neighborhood includes a mix of residential homes as well as professional office, medical, health and wellness, banks, and more

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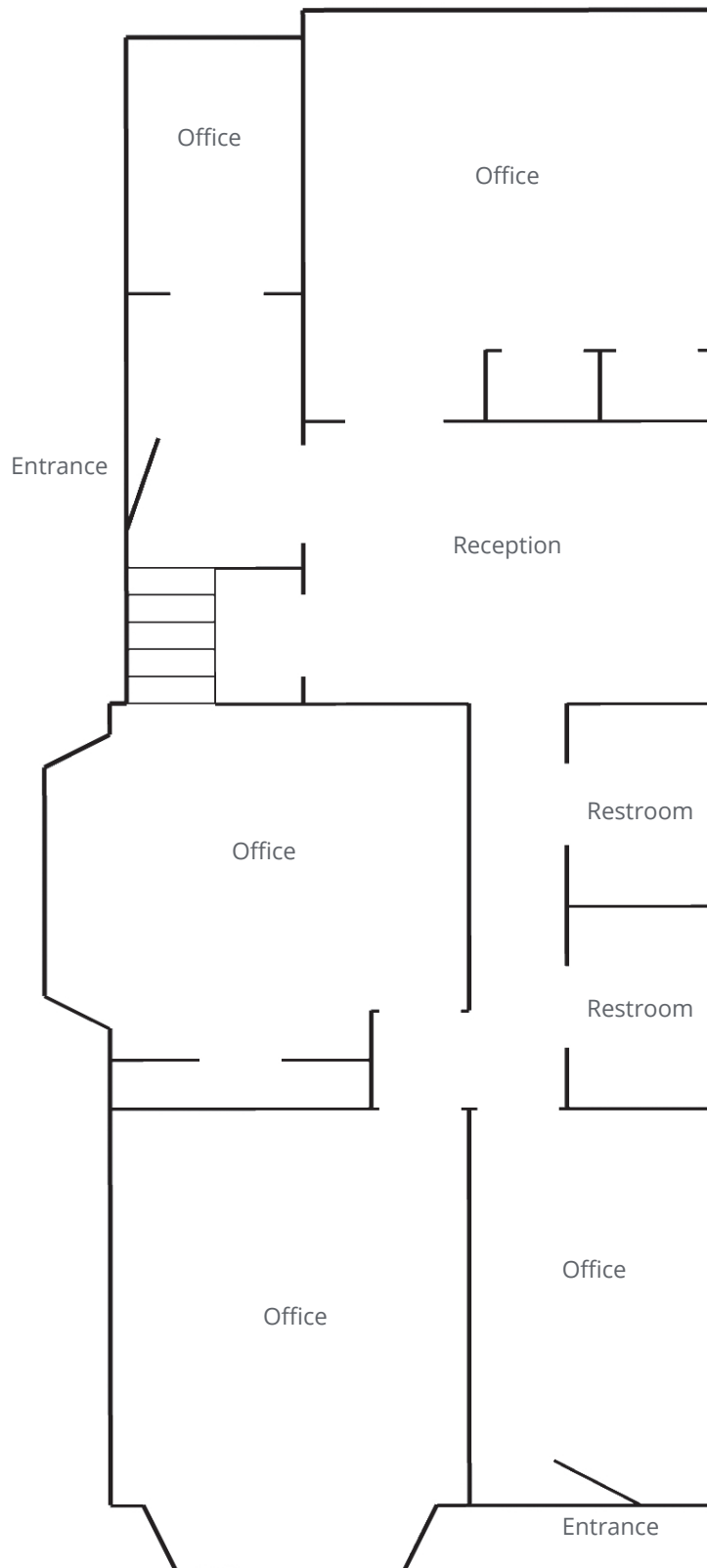
Specifications

Address:	18 Fifth Street
Location:	Dover, NH 03820
Building Type:	Office
Year Built:	1900
Year Renovated:	2025
Total Building SF:	2,192±
Acreage:	.088±
Floors:	2
Road Frontage:	45± on Fifth Street
Utilities:	Municipal water & sewer Forced hot water; oil
Zoning:	CBD-G
Parking:	4 spaces & ample on-street
Accessibility:	Conveniently located 2 blocks from the Amtrak Downeaster, 3 blocks from downtown, and just 1.4± miles to Wentworth-Douglass Hospital
2024 Taxes:	\$7,246.25
List Price:	\$450,000



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1st Floor Plan



2nd Floor Plan

