

# 2204 WOODBURY AVENUE NEWINGTON, NH 03801



\$900,000

COMMERCIAL

.58 ACRES

2,280 SQUARE FEET



MLS #: 5074359

**ANCHOR**  REAL  
ESTATE

CALL, TEXT, OR EMAIL TO SCHEDULE A SHOWING!

207-361-5007 | [SALES@ANCHORREALESTATECOMPANY.COM](mailto:SALES@ANCHORREALESTATECOMPANY.COM)

Prominently located along Newington's main commercial corridor, **2204 Woodbury Avenue** offers exceptional visibility and easy access directly adjacent to Route 4, providing seamless connectivity to Portsmouth, the Seacoast, and surrounding markets.

This highly accessible location places the property in the heart of Newington's active commercial district. Known as the Isaac Dow House, this iconic building was originally constructed in 1820 and carries a rich and storied history. Once part of the original Dow Farm, the property later evolved into the Fox Point Tavern in the 1970s, followed

by the well-known Isaac Dow House Restaurant throughout the 1980s. In 1995, the building transitioned into professional office use, a function it continues to serve today. The property features  $2,208\pm$  square feet of office space situated on 0.58 acres within Newington's commercial zone. Recent capital improvements enhance both comfort and efficiency, including a new forced hot water (FWH) heating system installed in July

2025, heat pump heating and cooling, a new roof installed in 2022, and updated plumbing and electrical systems completed in 2021. Reflecting its architectural and cultural importance, the Town of Newington placed a preservation restriction on the property in 1995, limiting certain uses and future development. Combining historic character, modern system upgrades, excellent visibility, and direct Route 4 access, **2204 Woodbury Avenue** presents a rare opportunity for businesses seeking a distinctive and well-located office property in the Seacoast region.

**Parking:** On Site

**Electric:** On Site

**Year Built:** 1820

**Water:** Public

**Sewer:** Public

**Lot Size:** .58 Acres

**Book/Page:** 6221/174

**Taxes:** \$5,470/2025

**Notes:** Near Shopping, Near Public Transportation, Deed Restrictions, Level, Open



646 US Rte 1, York, ME 03909 | 32 Eldridge Rd, Wells, ME 04090

207.361.5007 | [sales@anchorrealestatecompany.com](mailto:sales@anchorrealestatecompany.com)

\*Subject to errors, omissions, prior sale, or withdrawal without notice. Information deemed reliable but not guaranteed

