

# FOR SALE | REDEVELOPMENT SITE

14 BROADWAY, DOVER, NH 03820

RENDERING



## PROPERTY OVERVIEW

The Boulos Company is pleased to offer this redevelopment site in the heart of downtown Dover - one of New Hampshire's fastest-growing communities.

- Highly walkable location
- Close to downtown
- Potential Development Options:
  - » Fully approved "affordable" mixed use site with 38 proposed residential units and up to 3,232± SF of first floor commercial space and a total building square footage of 14,770± SF.
  - » Site was previously approved for 24 market rate residential units and up to 3,450± SF of first floor commercial space and a total building square footage of 14,888± SF.
- SALE PRICE: \$925,000

To learn more about this offering, contact Christian Stallkamp at 603.570.2696 or [cstallkamp@boulos.com](mailto:cstallkamp@boulos.com). Alternatively, you can contact Katherine Gemmecke at 603.570.2685 or [kgemmecke@boulos.com](mailto:kgemmecke@boulos.com).

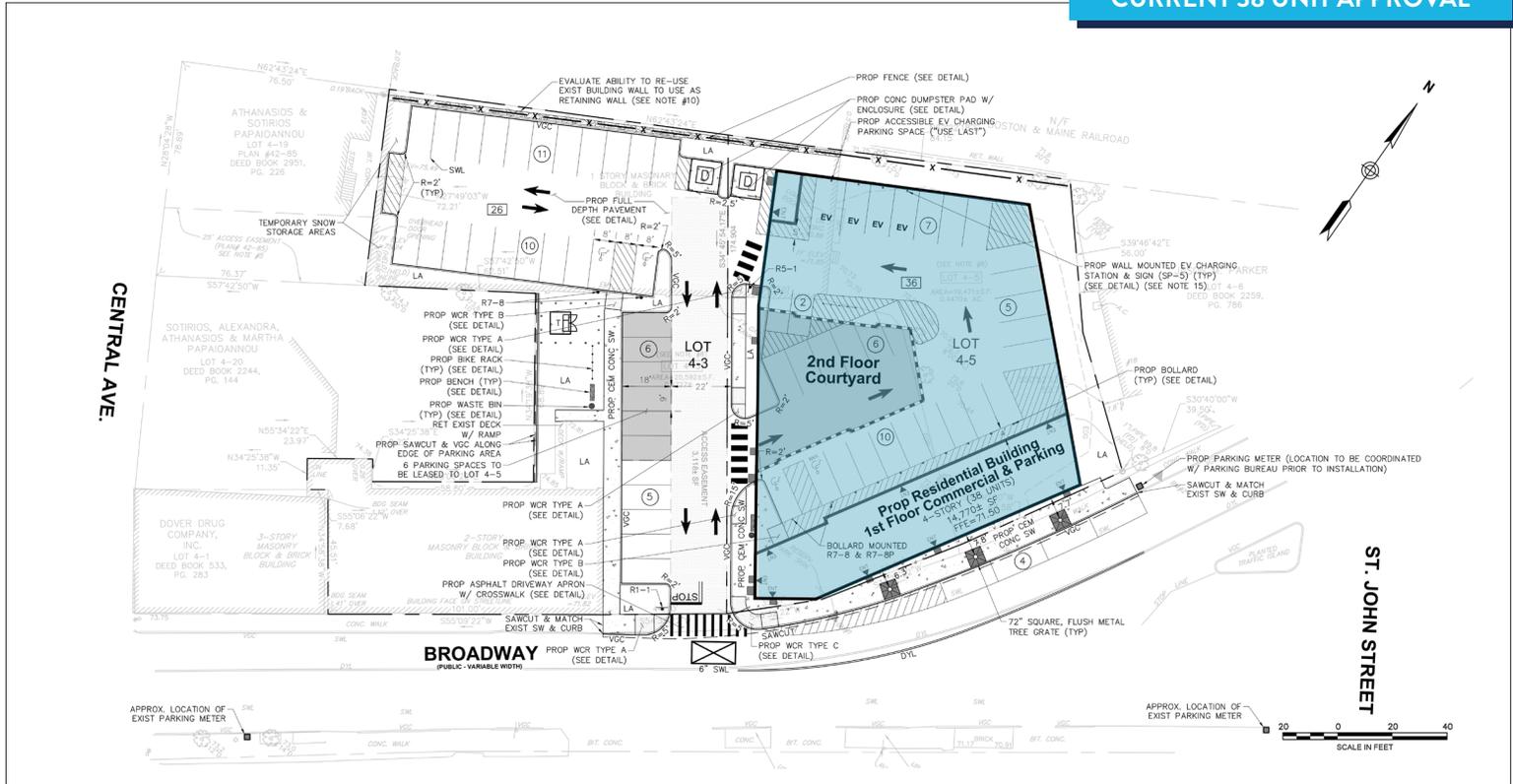
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## SITE PLAN

CURRENT 38 UNIT APPROVAL



Boundary lines shown are approximate and are for informational purposes only. They are not suitable for legal, engineering, or surveying purposes.

## CURRENT APPROVALS

- 4-story, 38 unit, “affordable” mixed-use development
- 76 parking spaces per site plan approval (inquire for details)
- 3,232± SF ground floor commercial space with integrated parking
- Total building square footage of 14,770± SF
- May 14, 2024 Notice of Decision

## PREVIOUS APPROVALS

- 4-story, 24 unit, market rate, mixed-use development
- 30 on-site covered parking spaces (inquire for details)
- 3,450± SF ground floor commercial space with integrated parking
- Total building square footage of 14,888± SF
- December 14, 2021 Notice of Decision (Expired)

The information contained herein is provided for general marketing purposes only and is subject to change without notice. Prospective buyers are solely responsible for conducting their own independent investigation and due diligence concerning all aspects of the property, including but not limited to its condition, permitted uses, and development potential. Neither the owner nor the brokerage agency makes any warranty or representation, express or implied, regarding the suitability, feasibility, or viability of the property for any particular use or development. Additionally, the existing structure spans multiple parcels, and it is the sole responsibility of the buyer to coordinate with the abutting property owner to determine the viability, logistics, and cost responsibility associated with demolition or removal of the structure.

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## PROPERTY DETAILS

LOT SIZE	0.447± acres
ASSESSOR'S REFERENCE	4-5-0-0
BOOK/PAGE	4719/976
ZONING	CBD-G
UTILITIES	Municipal water/sewer. Potential for natural gas.
ASSESSED VALUE	Land: \$412,300 Building: \$41,100 Total: \$453,400
ESTIMATED TAXES (2024)	\$8,260.10
SALE PRICE	\$925,000

## DEMOGRAPHICS ( 5 Miles )



POPULATION

60,403



MEDIAN AGE

39.7



AVERAGE HOUSEHOLD SIZE

2.2



BUSINESSES

2,818



EMPLOYEES

27,962



MEDIAN HOUSEHOLD INCOME

\$95,610



PER CAPITA INCOME

\$52,613



MEDIAN NET WORTH

\$210,720

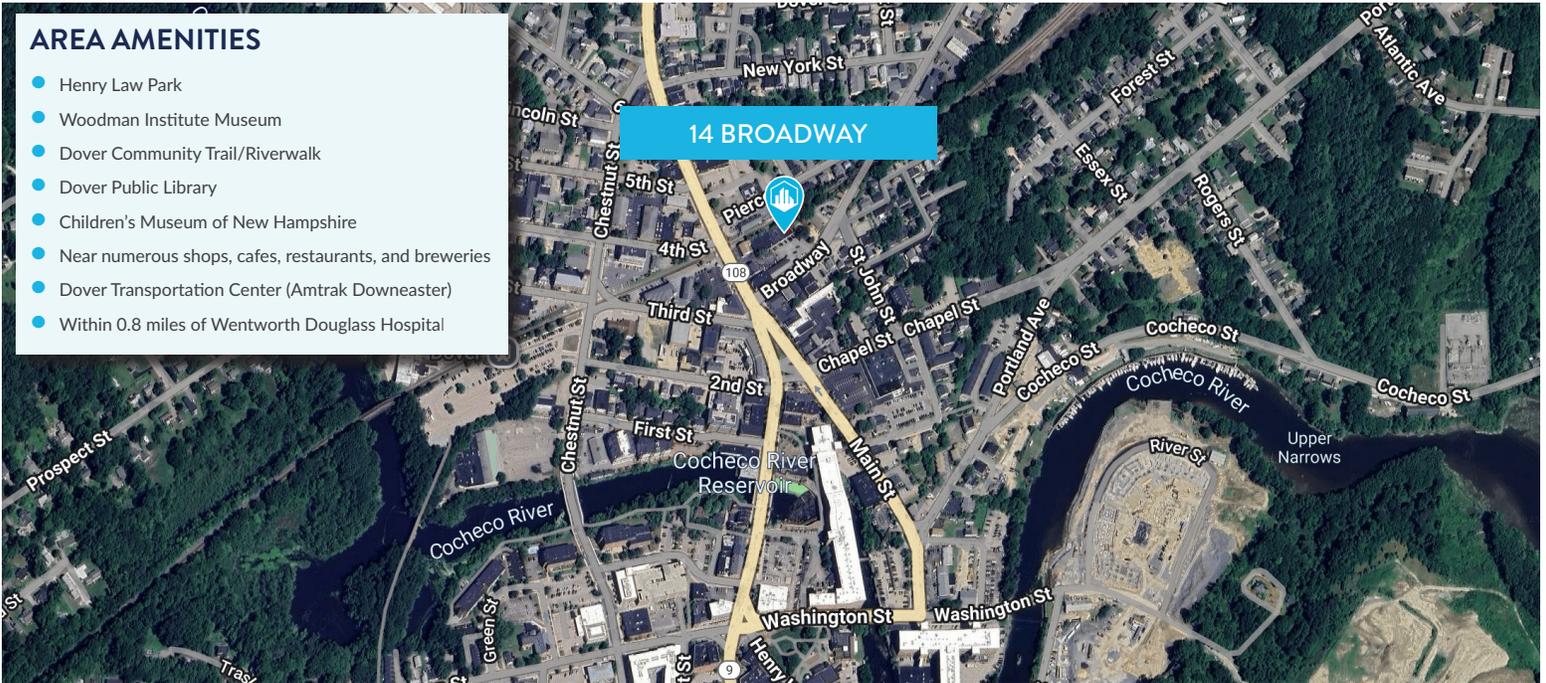


MEDIAN HOME VALUE

\$461,323

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- ### AREA AMENITIES
- Henry Law Park
  - Woodman Institute Museum
  - Dover Community Trail/Riverwalk
  - Dover Public Library
  - Children's Museum of New Hampshire
  - Near numerous shops, cafes, restaurants, and breweries
  - Dover Transportation Center (Amtrak Downeaster)
  - Within 0.8 miles of Wentworth Douglass Hospital

## LOCATION DESCRIPTION

The site is conveniently located off exit 8 west of the Spaulding Turnpike (Route 16) in Dover, New Hampshire.

The City of Dover offers a high quality of life with its exceptional school system, outstanding parks and recreation services, as well as premier medical facilities. The success of Dover's continuing economic development is due to cooperative efforts between the public and private sectors. The community is home to individuals and private businesses that invest ideas, time and finances to improve municipal services, the economic climate and quality of life.

Dover is nestled between the mountains and the ocean and is close to the University of New Hampshire, the Pease International Tradeport, and harbors a local airport. The city is a quick commute to the metropolitan area of Boston, and less than an hour's drive to Boston's Logan International Airport. In addition, there is easy access to rail and highway transportation routes.

*Information obtained from the City of Dover's website at [www.dover.nh.gov](http://www.dover.nh.gov)*



**CHRISTIAN STALLKAMP**  
Senior Broker, Partner  
+1 603.570.2696 D  
+1 603.828.3818 C  
[cstallkamp@boulos.com](mailto:cstallkamp@boulos.com)



**KATHERINE GEMMECKE**  
Senior Associate  
+1 603.570.2685 D  
+1 603.973.4256 C  
[kgemmecke@boulos.com](mailto:kgemmecke@boulos.com)

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**BROKERAGE RELATIONSHIP DISCLOSURE FORM**  
**(This is Not a Contract)**

*This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information*

**Right Now, You Are a Customer**

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

**As a customer, you can expect a real estate licensee to provide the following customer-level services:**

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

**To Become a Client**

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

**As a client, in addition to the customer-level services, you can expect the following client-level services**

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

**Client-level services also include advice, counsel, and assistance in negotiations.**

**For important information about your choices in real estate relationships, please see page 2 of this disclosure form.**

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).  
**I understand as a customer I should not disclose confidential information.**

Name of Consumer (Please Print)		Name of Consumer (Please Print)	
Signature of Consumer	Date	Signature of Consumer	Date
Provided by: Name & License #		Date	(Name and License # of Real Estate Brokerage Firm)
_____ consumer has declined to sign this form (Licensees Initials)			

## *Types of Brokerage Relationships commonly practiced in New Hampshire*

### *SELLER AGENCY (RSA 331-A:25-b)*

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

### *BUYER AGENCY (RSA 331-A:25-c)*

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

### *SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)*

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

### *SUB-AGENCY (RSA 331-A:2, XIII)*

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

### *DISCLOSED DUAL AGENCY (RSA 331-A:25-d)*

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

### *DESIGNATED AGENCY (RSA 331-A:25-e)*

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

### *FACILITATOR (RSA 331-A:25-f)*

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

### *ANOTHER RELATIONSHIP (RSA 331-A:25-a)*

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.