



For Sale

The Lincoln Building

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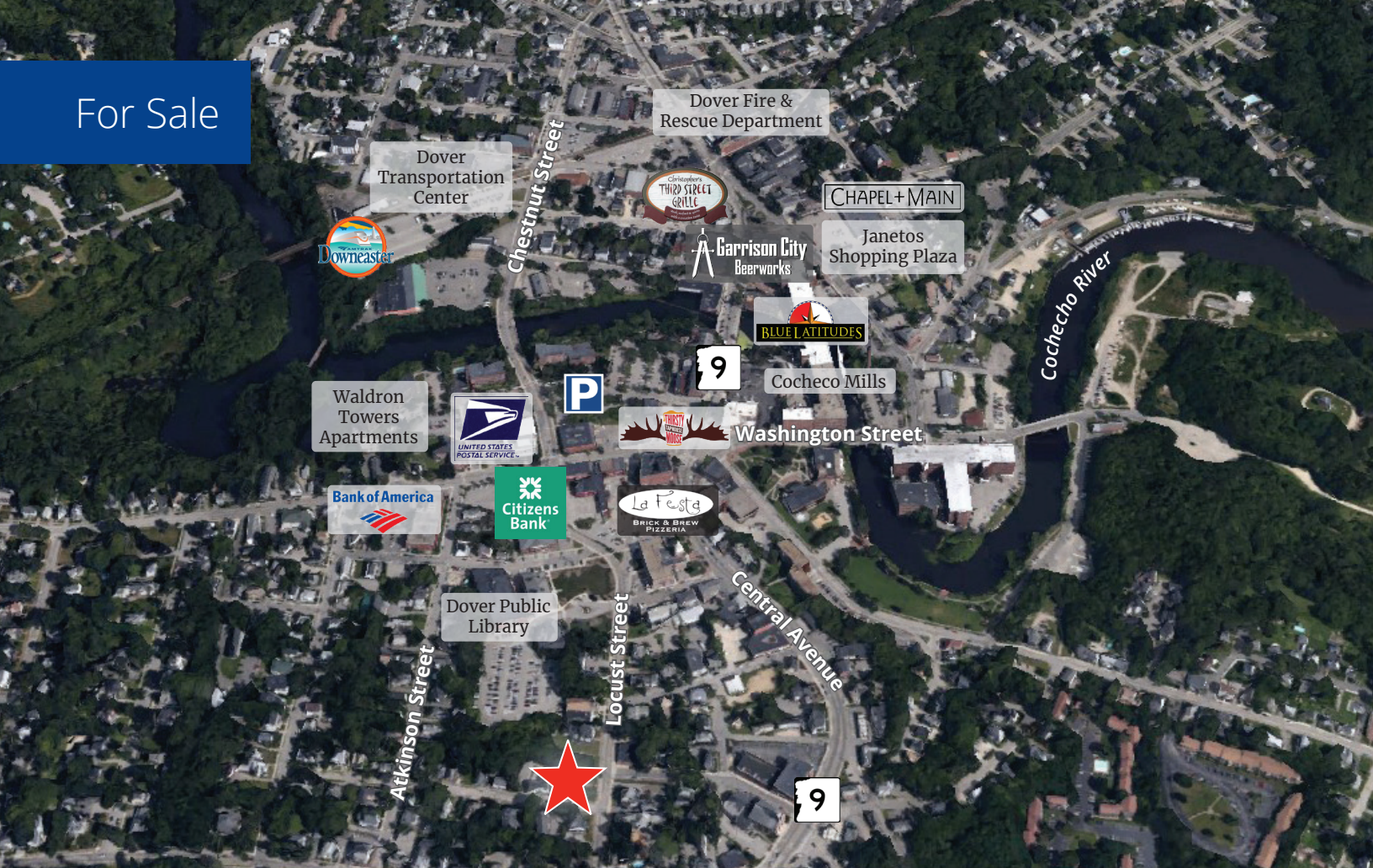
113 Locust Street Dover, NH

Property Highlights

- 5,946± SF professional office building on 0.24± acres with 8 on-site parking spaces and ample on-street parking
- Abutting 0.26± acre vacant lot is included in the sale, offering potential for expansion or development opportunities
- Two-story building consisting of several private offices, reception space, 2 conference rooms, and 8 restrooms
- The Lincoln Building was originally constructed as a residential home circa 1831 and is currently home to well-known accounting firm Leone, McDonnell & Roberts P.A.
- Ideal for professionals seeking a prestigious office location with character and convenience or an investor looking to make a residential multifamily conversion

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Specifications

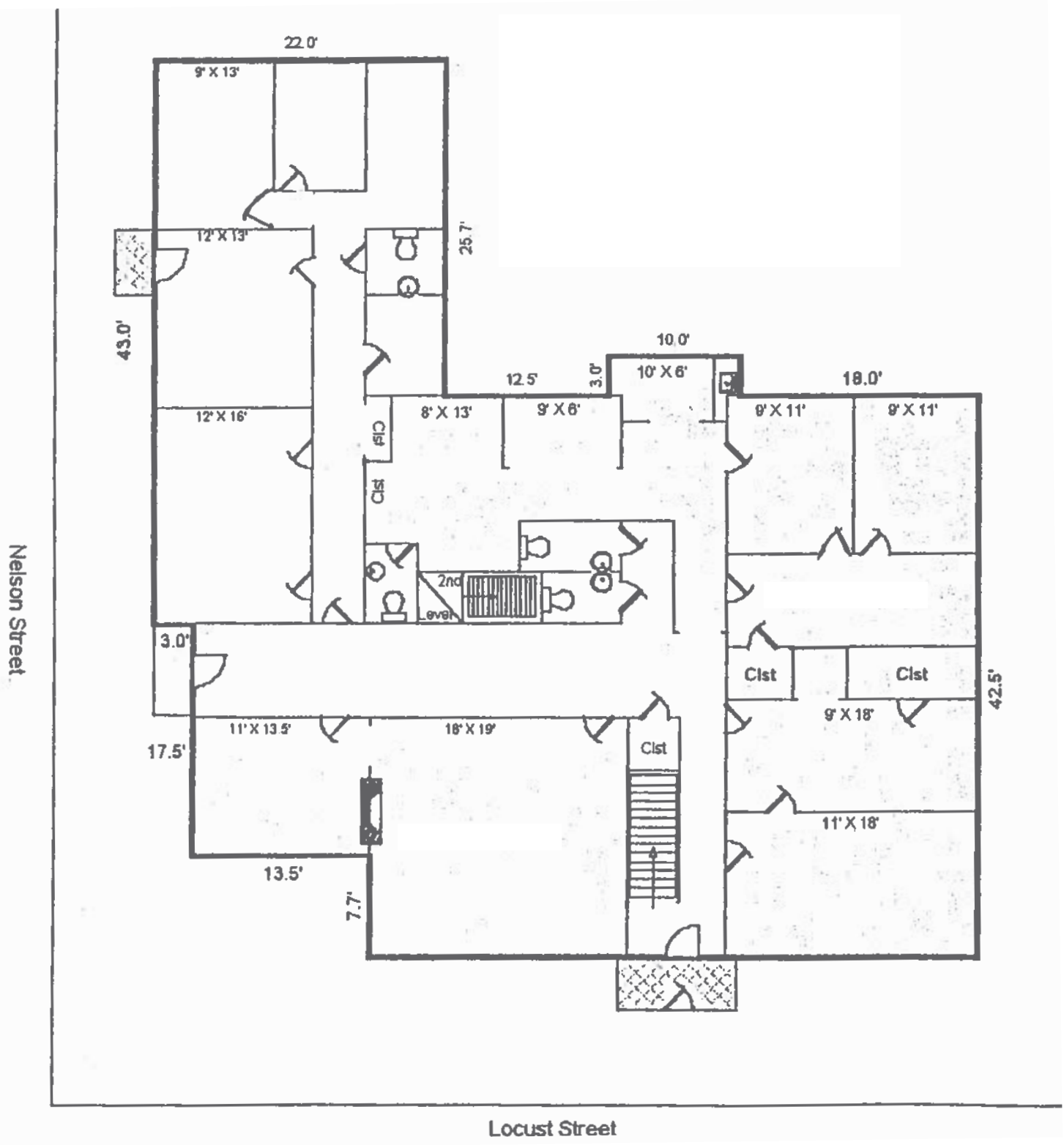
Address:	113 Locust Street
Location:	Dover, NH 03820
Building Type:	Office
Year Built:	Circa 1831
Total Building SF:	5,946±
Acreage:	0.24± (plus 0.26± abutting lot)
Floors:	2
Road Frontage:	111.5±' on Locust Street 128.6± on Nelson Street
Utilities:	Municipal water & sewer; natural gas
Zoning:	CBD-M
Parking:	8 on-site spaces
2023 Taxes:	\$19,494.75 (including abutting lot)
Accessibility:	Centrally located and walkable to downtown Dover amenities such as restaurants, shops, and more
List Price:	\$1,500,000 \$1,200,000



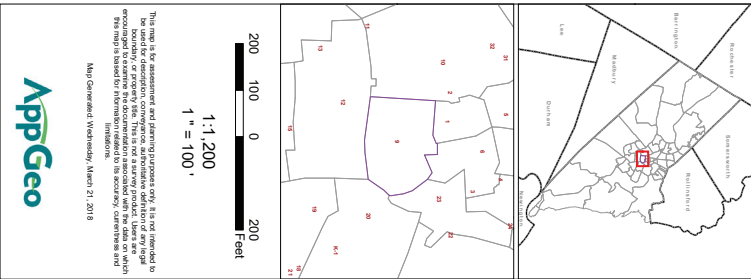
360° Virtual Tour

Hover your camera over the code

1st Floor Plan



Tax Map



AppGeo

This map is for informational purposes only. It is not intended to be used for legal, tax, or other purposes. The City of Dover is not responsible for any errors or omissions in this map. The map is based on information provided to the Assessor's Office and is subject to change without notice. Map Generated: Wednesday, March 21, 2018

- Parcel
- Parcel on Adjacent Maps
- Buildings
- Rail Road
- Water Body
- Swamp/Marsh
- Streams
- A-200-0-0 Parcel Number
- 0.24 AC Parcel Acreage
- 240 Address Number



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CITY OF DOVER
STAFFORD COUNTY NH
TAX ASSESSORS MAP

Available