



For Sale

# 1st Floor Office Condominium

**Abigail K. Bachman**

Vice President  
+1 603 206 9644  
abby.bachman@colliers.com



210 Commerce Way, Suite 350  
Portsmouth, NH 03801  
+1 603 433 7100  
colliersnh.com

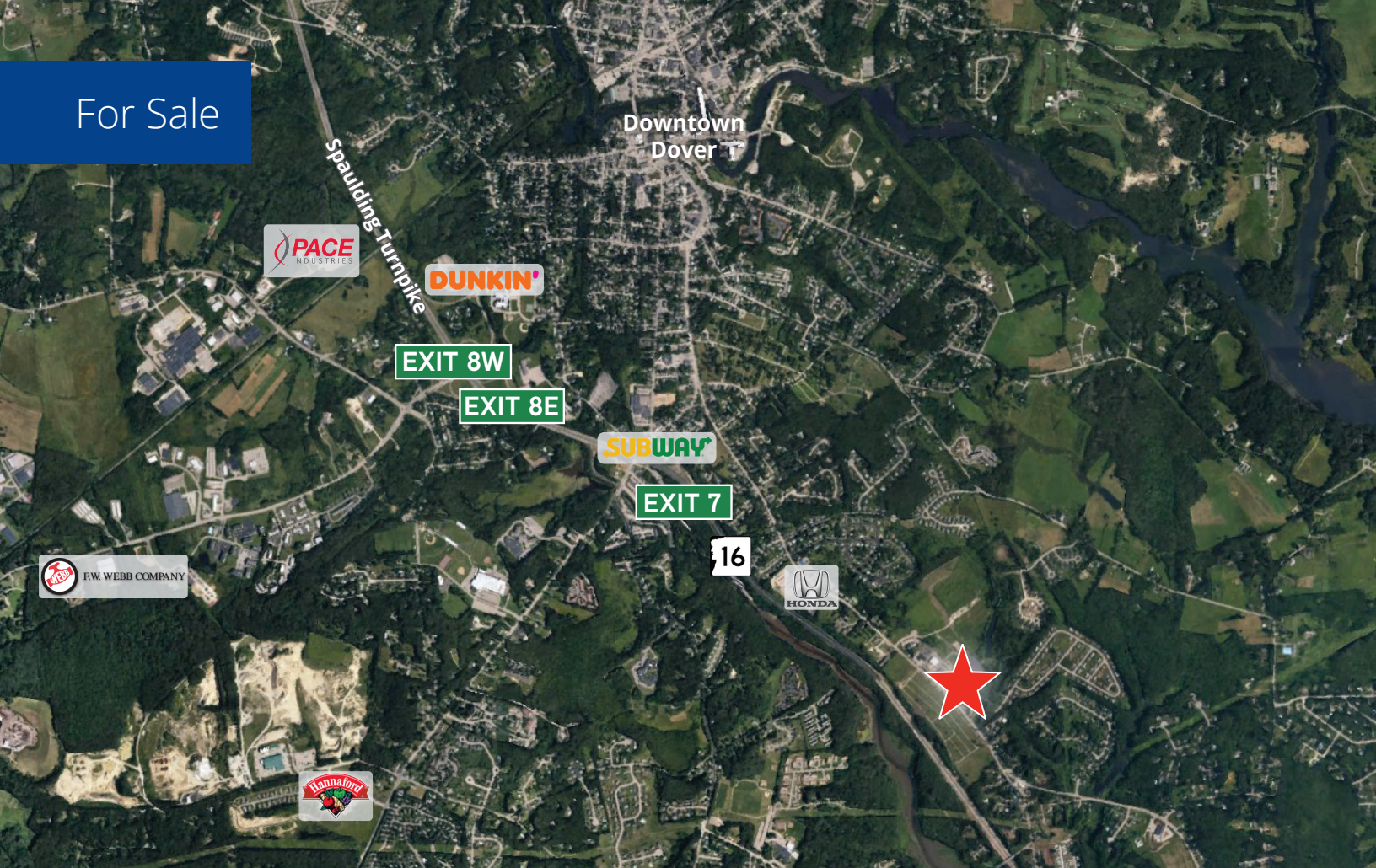
## 8 Patriot Drive, Unit 8 Dover, NH

### Property Highlights

- Small office condominium available for sale on the first floor of a mixed-use building comprised of just 6 units
- Unit 8 is 572± SF and consists of a large open area with a kitchenette and a private bathroom
- Two deeded parking spaces
- Conveniently located just off Exit 7 on Spaulding Turnpike/Route 16, and less than 10 minutes to/from downtown Dover, NH
- Currently the business offices of Mezzanine Catering, which will be relocating in Dover, NH

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

For Sale



## Specifications

Address:	8 Patriot Drive, Unit 8
Location:	Dover, NH 03820
Building Type:	Office condominium
Year Built/Renovated:	2009/2021
Condominium SF:	572±
Utilities:	Municipal water & sewer Natural gas
Zoning:	Commercial
Parking:	2 deeded spaces
2025 Taxes:	\$1,617.09
Condominium Fee:	\$320/month
2025 Avg. Utilities Cost:	Electric: \$40/month Gas: \$42/month
Accessibility:	Conveniently located just off Exit 7 on Spaulding Turnpike/Route 16, and less than 10 minutes to/from downtown Dover, NH
List Price:	\$115,000



### Contact us:

**Abigail K. Bachman**

Vice President  
+1 603 206 9644  
abby.bachman@colliers.com



210 Commerce Way, Suite 350, Portsmouth, NH 03801  
+1 603 433 7100 | colliersnh.com