



For Sale

Office Condominiums at Royal Commons

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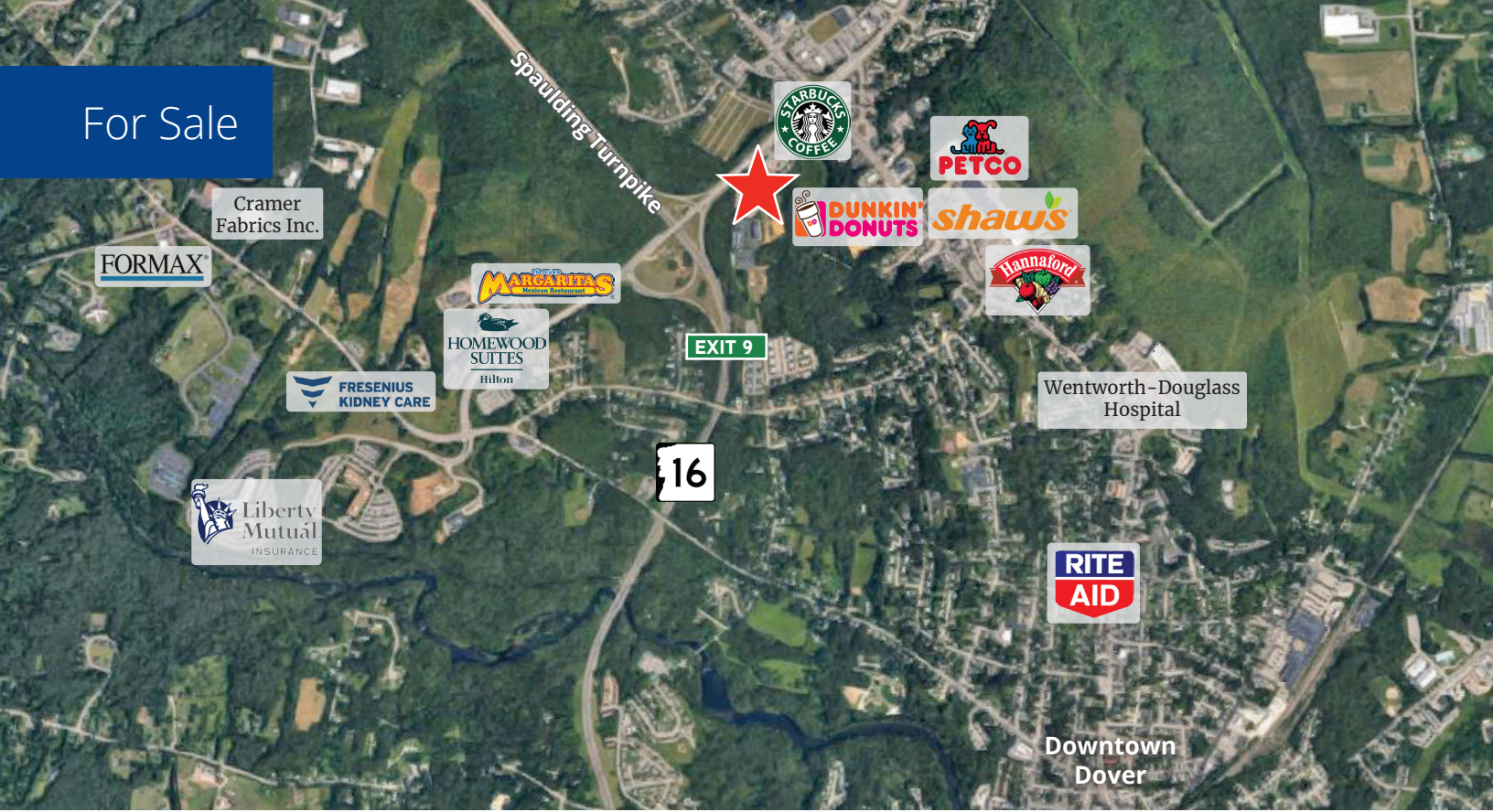
51 Webb Place Dover, NH

Property Highlights

- Finished and first generation office condominiums are available at Royal Commons, offering a buyer the option of turnkey space or customizing raw space in this professional, Class A office building
- Unit 110 is 3,919± USF of turnkey office space on the 1st floor
- Unit 330 is 1,906± USF and Unit 340 is 3,044± USF (can be further subdivided to 1,699± USF and 1,345± USF) of raw space on the 3rd floor, consisting of concrete floors and metal stud exterior walls with insulation ready for drywall; HVAC, water, and power available
- 3rd floor units are being sold 'as is'; Seller will demise Unit 340 if necessary, but buyer will be responsible for its own build out
- Join existing tenants and owners Allergy Associates of NH, Northeast Dermatology Associates, Cochecho Dental, Miller-Nyberg Orthodontics, GioMare Group, Oceanside Physical Therapy, and Garrison City Speech and Language

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Specifications

Address:	51 Webb Place
Location:	Dover, NH 03820
Building Type:	Office
Year Built:	2004
Total Building SF:	30,741±
Available SF:	Unit 110: 3,919± USF (4,570± RSF) Unit 330: 1,906± USF (2,287± RSF) Unit 340: 3,044± USF (3,651± RSF)
Common Area Factor:	16.6%
Utilities:	Municipal water & sewer Natural gas
Zoning:	B-3
Parking:	139± on-site spaces
2024 Condominium Fees:	Unit 110: \$2,068/month Unit 330: \$1,009/month Unit 340: \$1,602/month
Accessibility:	Located 1/2± mile from the Spaulding Turnpike (Route 16) via Exit 9 and 2.4± miles from the amenities of downtown Dover
List Prices:	Unit 110: \$630,000 \$549,900 Unit 330: \$240,000 Unit 340: \$380,000



Contact us:

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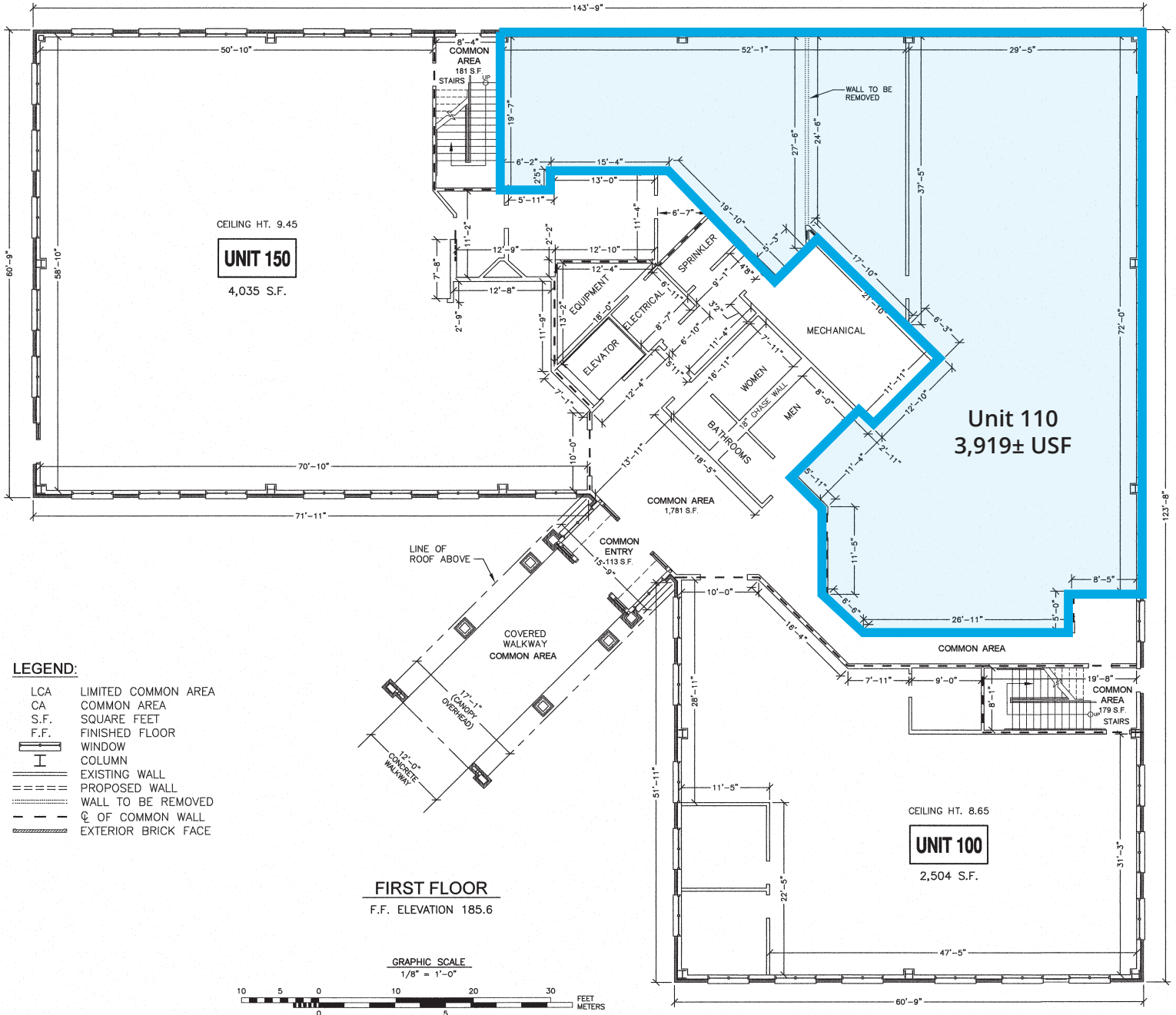
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1st Floor Plan



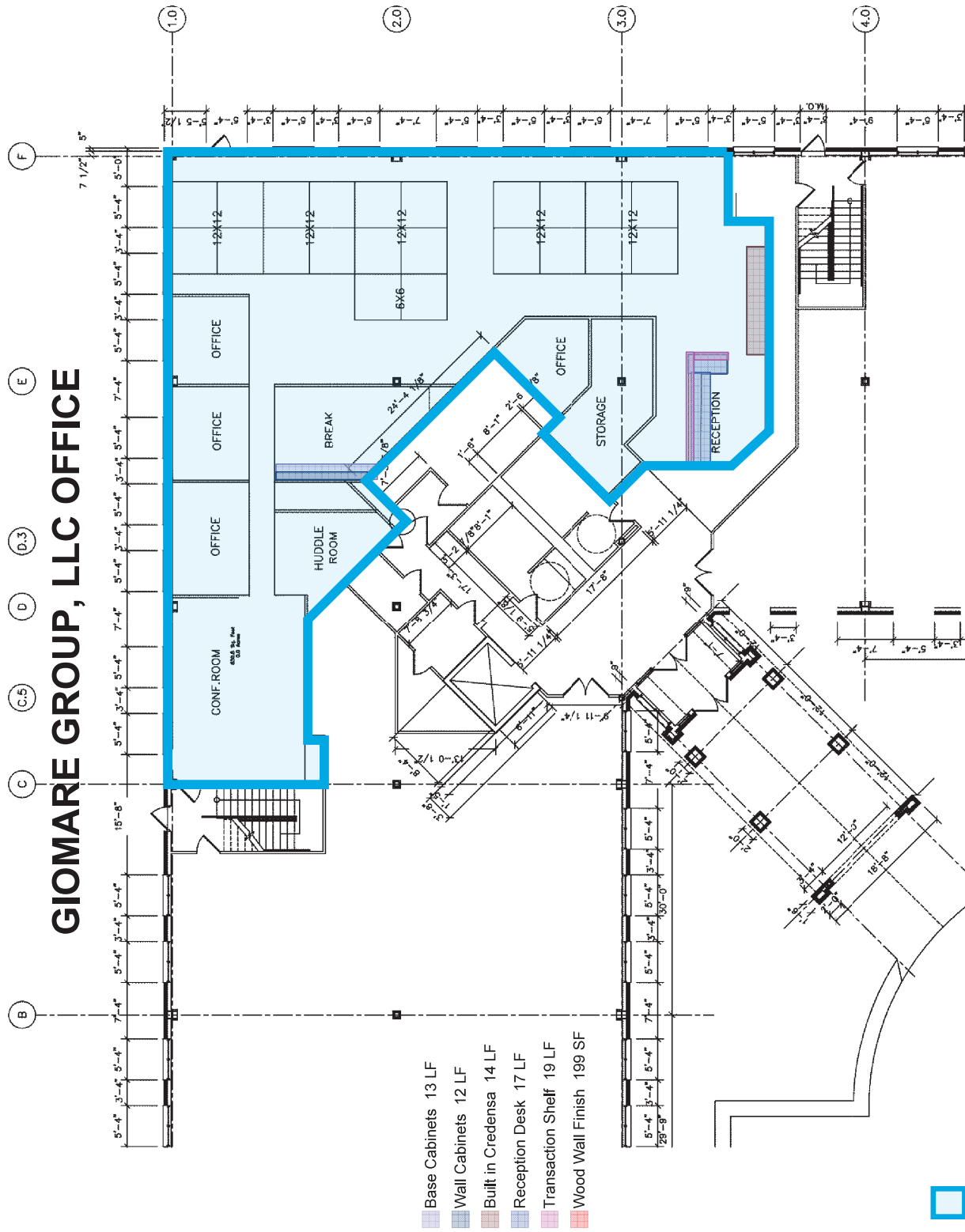
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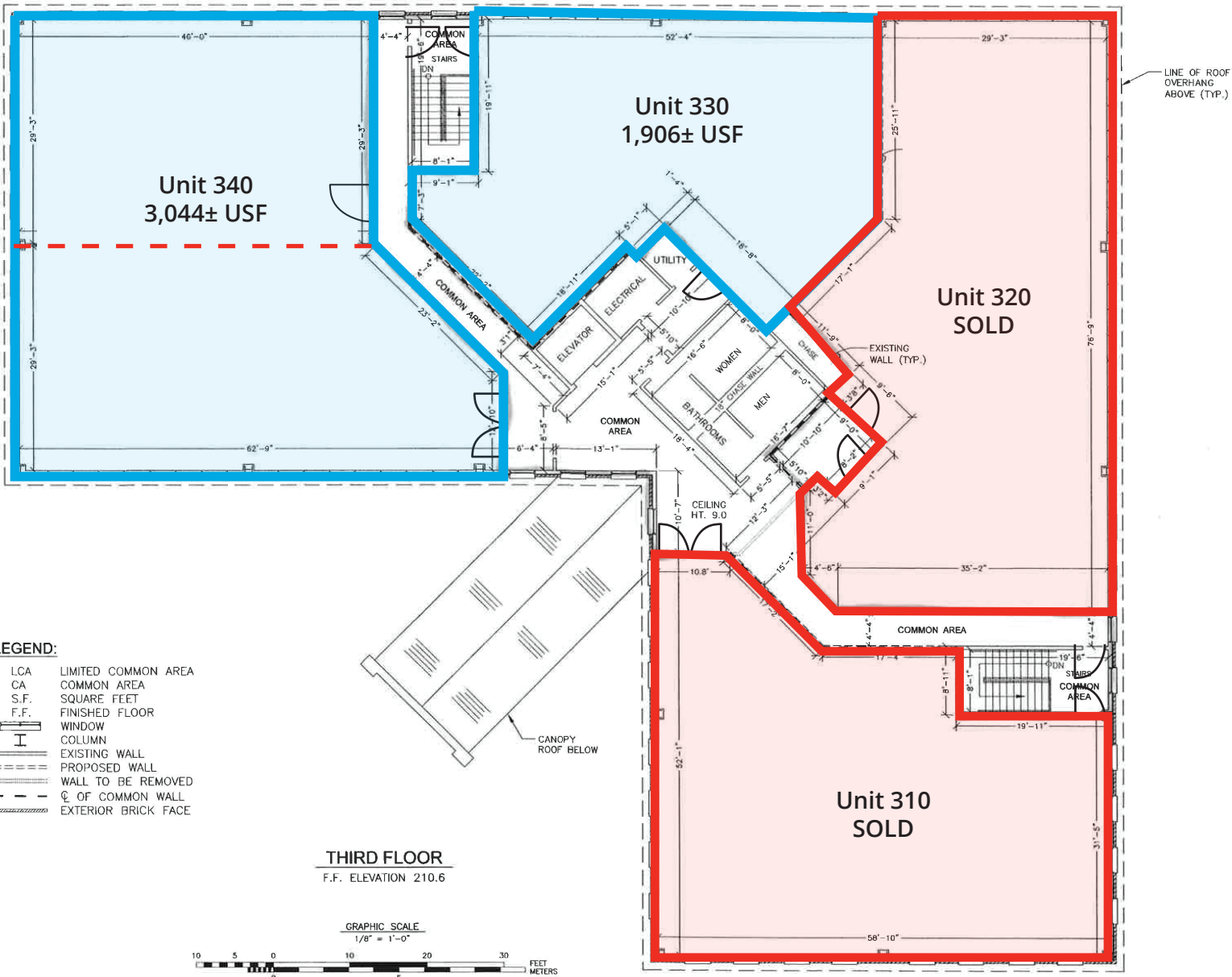
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9292
Fax (603) 436-2315

Not to scale

Unit 110 Floor Plan

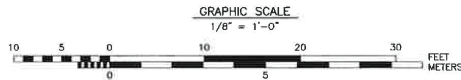


Conceptual 3rd Floor Plan



- LEGEND:**
- LCA LIMITED COMMON AREA
 - CA COMMON AREA
 - S.F. SQUARE FEET
 - F.F. FINISHED FLOOR
 - WINDOW
 - COLUMN
 - EXISTING WALL
 - PROPOSED WALL
 - WALL TO BE REMOVED
 - CL OF COMMON WALL
 - EXTERIOR BRICK FACE

THIRD FLOOR
F.F. ELEVATION 210.6



- Available
- Sold
- Common Area: 1,998± USF
- Potential Suite 340/350 demising wall