



For Sale

# High Visibility Commercial Building

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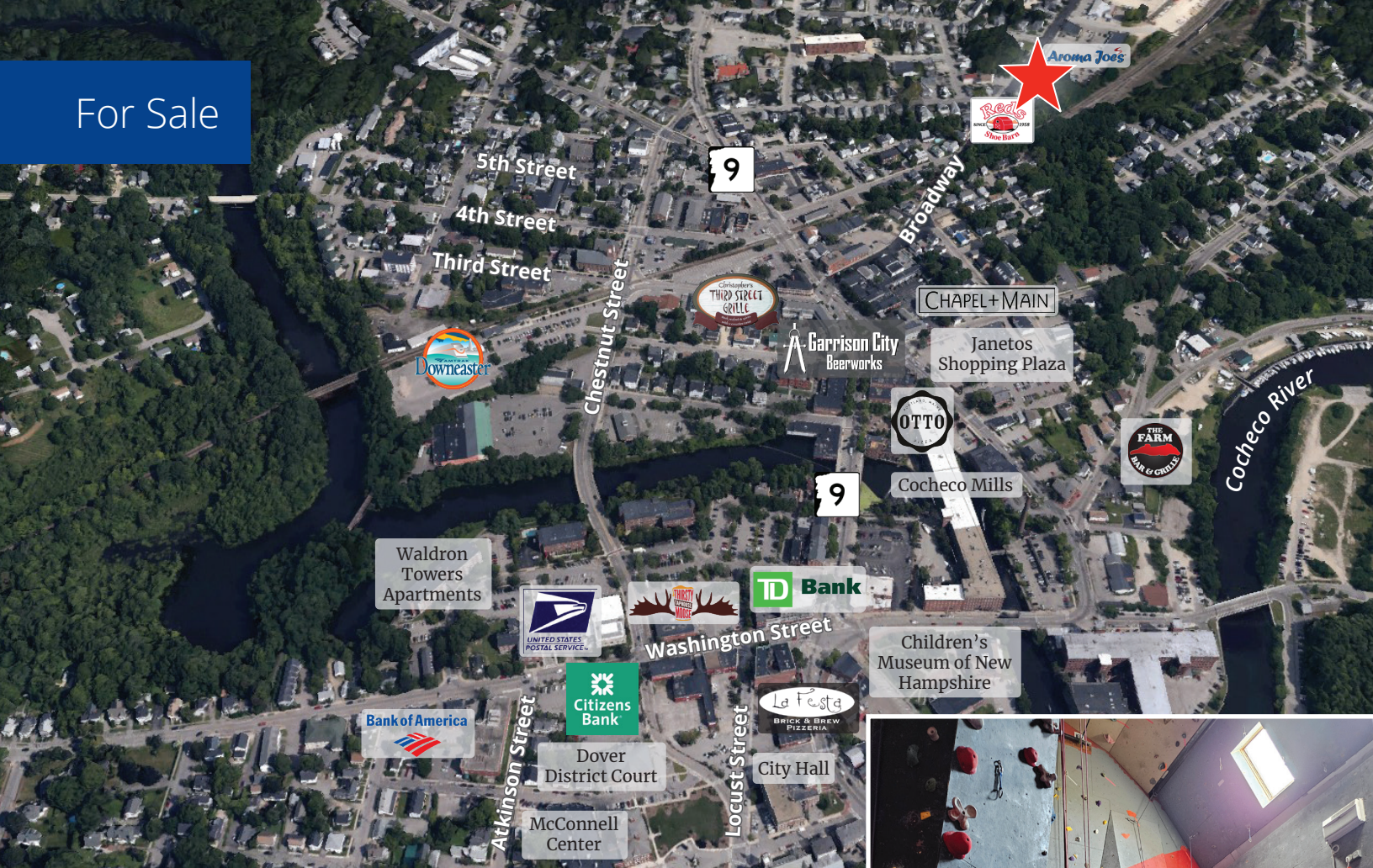
## 47 Broadway Dover, NH

### Property Highlights

- 4,827± SF free standing, highly visible retail location on heavily trafficked Broadway, adjacent to Red's Shoe Barn
- Currently the home of Indoor Ascent rock climbing gym
- Property features 784± SF of retail storefront, plus 3,900± SF of attached barn-like industrial buildings with ceilings up to 31'±
- Ideal use for single or multi-tenant retail, commercial kitchen, office, or redevelopment
- Off-street parking for up to 10 cars, plus unrestricted street parking
- Conveniently located less than 5 minutes from the Amtrak Downeaster, downtown Dover, and just 1.2± miles to Wentworth-Douglass Hospital

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## Specifications

Address:	47 Broadway
Location:	Dover, NH 03820
Building Type:	Commercial
Year Built:	1940
Total Building SF:	4,827±
Acreage:	0.253±
Floors:	1
Road Frontage:	120'± on Broadway
Utilities:	Municipal water & sewer Natural gas; electric mini splits
Zoning:	CBD-G
Parking:	10 on-site spaces & unrestricted street parking
Ceiling Height:	Up to 31'±
2024 Taxes:	\$9,410.24
List Price:	<del>\$550,000</del> \$495,000



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# Floor Plan

