

FOR SALE

54 CERES STREET

PORTSMOUTH, NH 03801

NEW OFFERING PRICE
WATERFRONT
COMMERCIAL PROPERTY

- Two-unit mixed-use property
- Private dock on the Piscataqua River
- Located in the heart of Portsmouth's Waterfront District



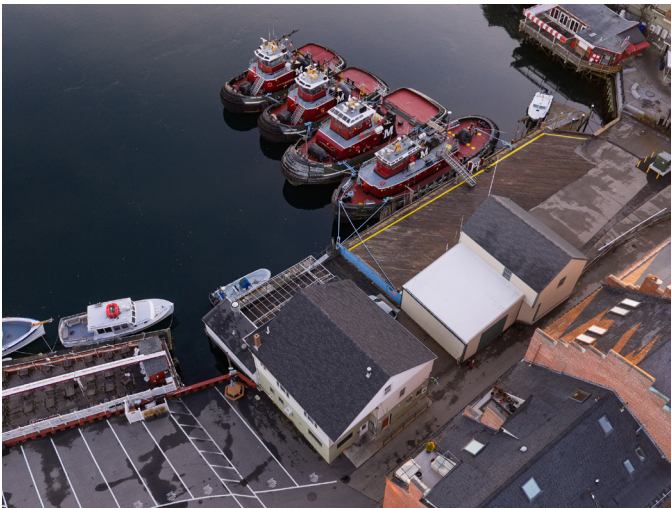
THE BOULOS
COMPANY

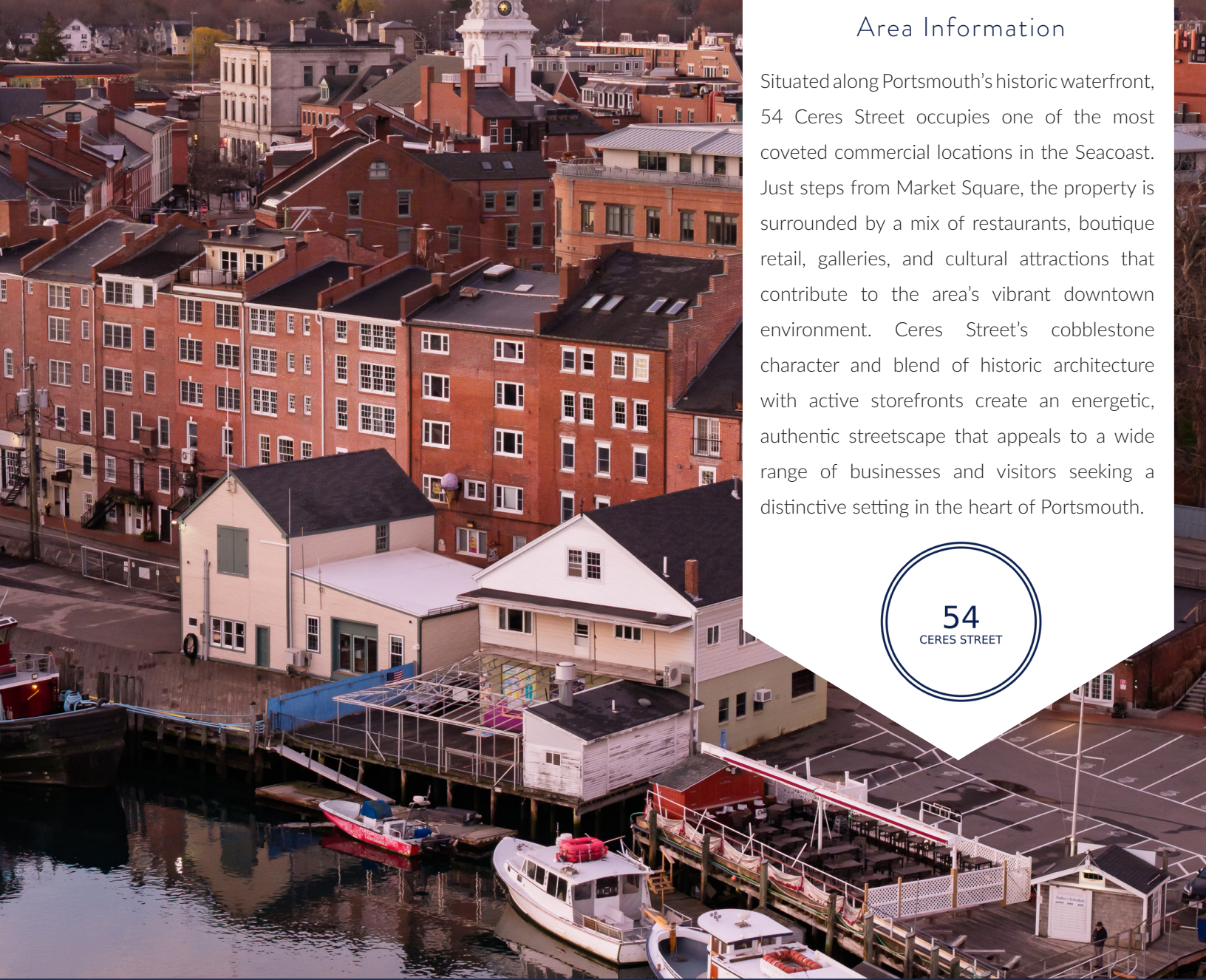
Property Highlights

Experience the best of historic Portsmouth at 54 Ceres Street, an exceptional waterfront commercial opportunity in the heart of downtown. Positioned among thriving boutiques, acclaimed restaurants, and steady pedestrian activity, this location offers strong visibility and customer draw. Its blend of historic charm, modern convenience, and direct access to picturesque harbor views creates an ideal setting for a standout retail presence. Situated near Portsmouth's most iconic destinations, 54 Ceres Street offers one of the city's most desirable commercial locations.

BUILDING SIZE	2,740± SF
LAND AREA	0.09± AC
BOOK/PAGE	6607 / 1767
ASSESSOR'S REFERENCE	Map 106 / Lot 44
FLOORS	Two (2) stories
ZONING	CD4
PARKING	2 - 4 parking spaces available on the Property
PRIVATE WATER ACCESS	Private deep water dock
2 UNITS	Unit 1: Commercial restaurant use Unit 2: Three (3) bedroom residential apartment with water views Third Floor: Unfinished walk-up attic space
UTILITIES	Natural gas, municipal water & sewer, central A/C
AREA AMENITIES	<ul style="list-style-type: none">• High Foot Traffic: Consistent flow of locals, tourists, and business professionals• Vibrant Business Ecosystem: Proximity to established restaurants, boutiques, offices, and attractions• Prestigious Address: A downtown Portsmouth location appeals to both clients and talent• Walkability & Accessibility: Easy access by foot, bike, and public transit, with nearby parking options• Thriving Tourism Economy: Year round events, waterfront activities, and historic charm
ASSESSED VALUE (2025)	Land: \$1,442,100 Building: \$ 503,400 Total: \$1,945,500
RE TAXES ESTIMATED	\$21,750.69/Year (2025)
SITE PLAN	Available upon request
SALE PRICE	\$4,950,000.00 \$3,900,000.00

Photo Gallery





Area Information

Situated along Portsmouth's historic waterfront, 54 Ceres Street occupies one of the most coveted commercial locations in the Seacoast. Just steps from Market Square, the property is surrounded by a mix of restaurants, boutique retail, galleries, and cultural attractions that contribute to the area's vibrant downtown environment. Ceres Street's cobblestone character and blend of historic architecture with active storefronts create an energetic, authentic streetscape that appeals to a wide range of businesses and visitors seeking a distinctive setting in the heart of Portsmouth.



CAITLIN BURKE
PARTNER
+1 603 570 2680 D
+1 978 302 8197 C
CBURKE@BOULOS.COM



KENT WHITE
PRINCIPAL BROKER, PARTNER
+1 603 570 2699 D
+1 603 781 6546 C
KWHITE@BOULOS.COM



1 NH AVENUE, SUITE 207, PORTSMOUTH, NH 03801 | 603.427.1333 | 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.