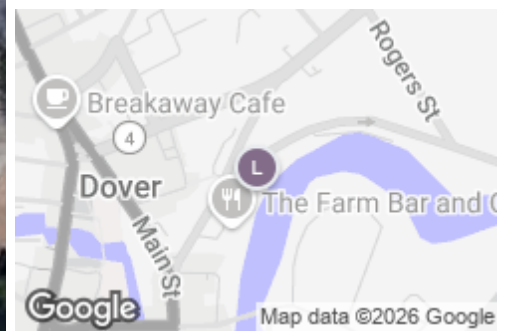


Rare Downtown Waterfront with Priceless Ri...

Land For Sale

3 Cocheco Street, Dover, NH, 03820

Prepared on April 07, 2026



Listing Details | Land For Sale

Total Available Space	1.3 Acres
Asking Price	\$3,750,000
Listing Price Per SF	-
List Price Per Acre	\$2,884,615
Cap Rate (Actual)	-
Investment	No
Available Date	Now
Days On Market	2113 days

Date Listed	6/24/2020
Last Modified	4/07/2026
Listing ID	24734396
Parking Spaces	-
Electric Service	-
Water	Yes
Sanitary Sewer	Yes

Property Details

Zoning	CBD - CENTRAL BUSINE...
Occupancy Type	Single Tenant
Parcels	23001-000000
Legal Owner	Robert S Mairs Ret
Submarket	-
County	Strafford

In Opportunity Zone	Yes
Water	Yes
Natural Gas	-
Sanitary Sewer	Yes
Lot Width	330 ft

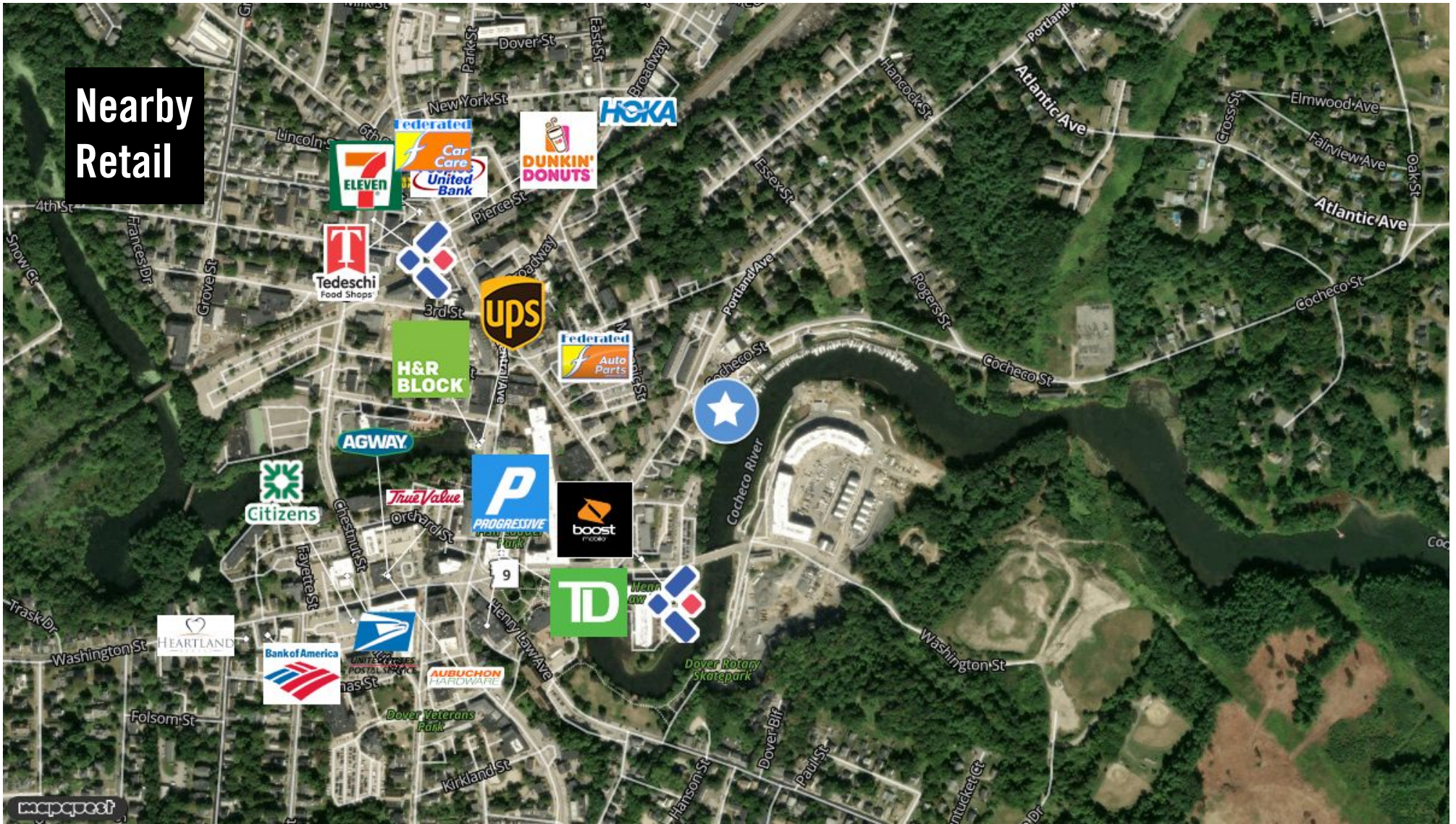
Description

DOWNTOWN WATERFRONT - RIPARIAN RIGHTS - DEEPWATER ACCESS!
 Position your portfolio at the center of Dover's most ambitious transformation. This premier three-parcel assembly offers a combined 368+/- feet of Cocheco River frontage and 290+/- feet of street frontage on Cocheco St/Portland Ave. The crown jewel of this offering is the priceless riparian rights, providing direct deepwater docking and navigational access to Great Bay and the Atlantic Ocean. Situated within Dover's vibrant City Center, the Form-Based Zoning allows for maximum density and height, making it the perfect "Phase II" to the city's waterfront rebirth. Directly across the river, the \$100M+ Cathartes "Waterfront District" is currently under construction, bringing 400+ luxury residential units, a 3.4-acre public park, and a new waterfront pavilion. This neighboring development, including "The Truette" apartments and townhomes, is creating a high-traffic, walkable destination with new restaurants—like the Mediterranean concept Topolino—and public kayak launches. Founded in 1623, Dover is one of the fastest-growing cities in the nation. With a regional catchment exce...

Contact

Gerry O'Connell
 603-610-8950
 gerry@oconnellre.com

3 Cocheco St



Nearby
Retail

