FOR SALE | DOWNTOWN OFFICE CONDOMINIUM

118 MAPLEWOOD AVENUE, UNIT C-1, PORTSMOUTH, NH 03801

THE BOULOS COMPANY

All inquires should be made to the Broker.
Please do not inquire with Tenant.

PROPERTY DETAILS

The Boulos Company is pleased to present Unit C-1 at 118 Maplewood Avenue, an office condominium unit located in downtown Portsmouth, New Hampshire for sale.

- 951± SF office condominium in a well-maintained building
- Layout includes three private offices, conference room (or potential fourth office), kitchenette, storage area, and private restroom
- Ideal for an owner-user or investor, the unit offers a functional layout with flexibility to suit a variety of professional users
- Two (2) dedicated on-site parking spaces
- Rare opportunity to own commercial space in downtown Portsmouth!
- SALE PRICE: $415,000

1 NH Avenue, Suite 207, Portsmouth, NH 03801 603.427.1333 www.boulos.com

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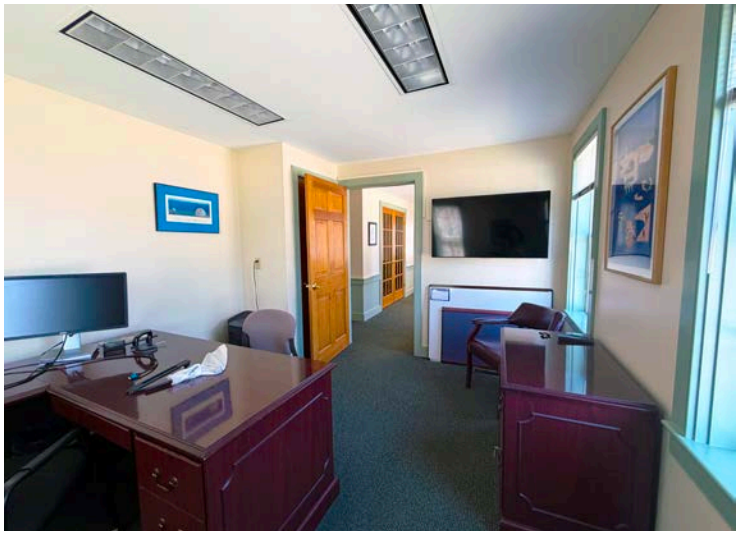
PROPERTY SUMMARY

SIZE	951± SF (Basement storage available)
CURRENT TENANT	• Choice Mortgage Group • Inquire for details
ZONING	Character District 4 - Layer 1 (CD4-L1)
YEAR BUILT	1990
BOOK/PAGE	Book 6217, Page 2165
FLOOR PLAN	Inquire for details
HVAC	• Natural Gas; FHA Furnace • Central A/C
WATER/SEWER	Municipal
PARKING	• Two (2) dedicated parking spaces in lot. • Additional on-street parking available.
SIGNAGE	Per city ordinance and condominium association standards
CONDO ASSOCIATION	Captain John Moses Condominium Association
CONDO FEES (Estimated)	$546.39/month
CONDOMINIUM DOCUMENTS	• Inquire for details • Professionally managed by CP Management
ASSESSED VALUE (2025)	$263,100
RE TAXES (ESTIMATED 2026)	$3,028.21/annually (estimated)
SALE PRICE	$415,000



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LOCATION OVERVIEW

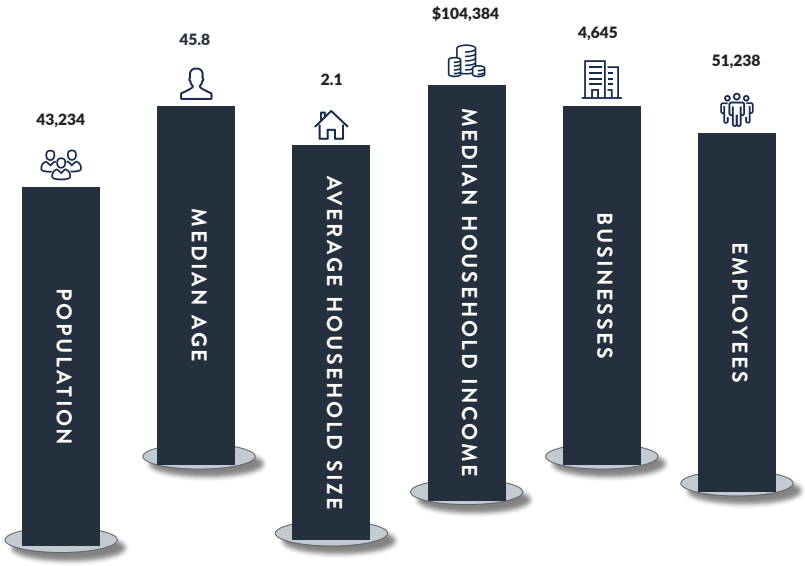
Portsmouth is a vibrant and historic city along New Hampshire's Seacoast. Ideally situated less than an hour from both Boston, Massachusetts, and Portland, Maine, it provides convenient access via I-95 and Route 1. The city is also within close reach of New Hampshire's White Mountains and Lakes Region, just 15 minutes from the University of New Hampshire, and home to key economic hubs such as the Portsmouth Naval Shipyard, Pease International Tradeport, and Pease International Airport.

As one of only four states in the U.S. without income or sales tax, New Hampshire offers a favorable environment for both businesses and residents. Portsmouth is a popular year-round destination, known for its lively culinary scene and having more restaurant seats than its population of 24,000. Downtown features a mix of award-winning dining, independent shops, and acclaimed entertainment venues like The Music Hall and the Seacoast Repertory Theatre. With its coastal charm, cultural attractions, and thriving local economy, Portsmouth continues to be a desirable place to visit and call home.

MARKET HIGHLIGHTS

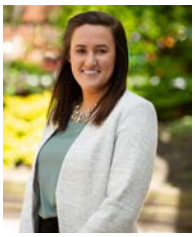
- **Thriving Economy** – A strong local economy driven by tourism, retail, dining, and professional services
- **Prime Location** – Easy access to I-95 and Route 1, just an hour from Boston and Portland, ME
- **High Foot Traffic** – Bustling year-round activity with residents, tourists, and professionals
- **Robust Tourism Industry** – A top New England destination, attracting visitors for its history, culture, and dining scene
- **Food & Beverage Hub** – Award-winning dining and vibrant nightlife
- **Cultural & Entertainment Scene** – Home to The Music Hall, Prescott Park Arts Festival, and more
- **Strong Employment Base** – Major employers nearby include Pease International Tradeport, Portsmouth Naval Shipyard, and Liberty Mutual

DEMOGRAPHICS



AERIAL

CONTACT US



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NEW HAMPSHIRE
OPLC
Office of Professional Licensure and Certification

State of New Hampshire

OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION
DIVISION OF LICENSING AND BOARD ADMINISTRATION
7 Eagle Square, Concord, NH 03301-4980
Phone: 603-271-2152

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)

To check on the license status of a real estate firm or licensee use the licensee look up at oplc.nh.gov
Inactive licensees *may not practice real estate brokerage. 8/18/17*

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.