



For Sale

1st Floor Office Condominium

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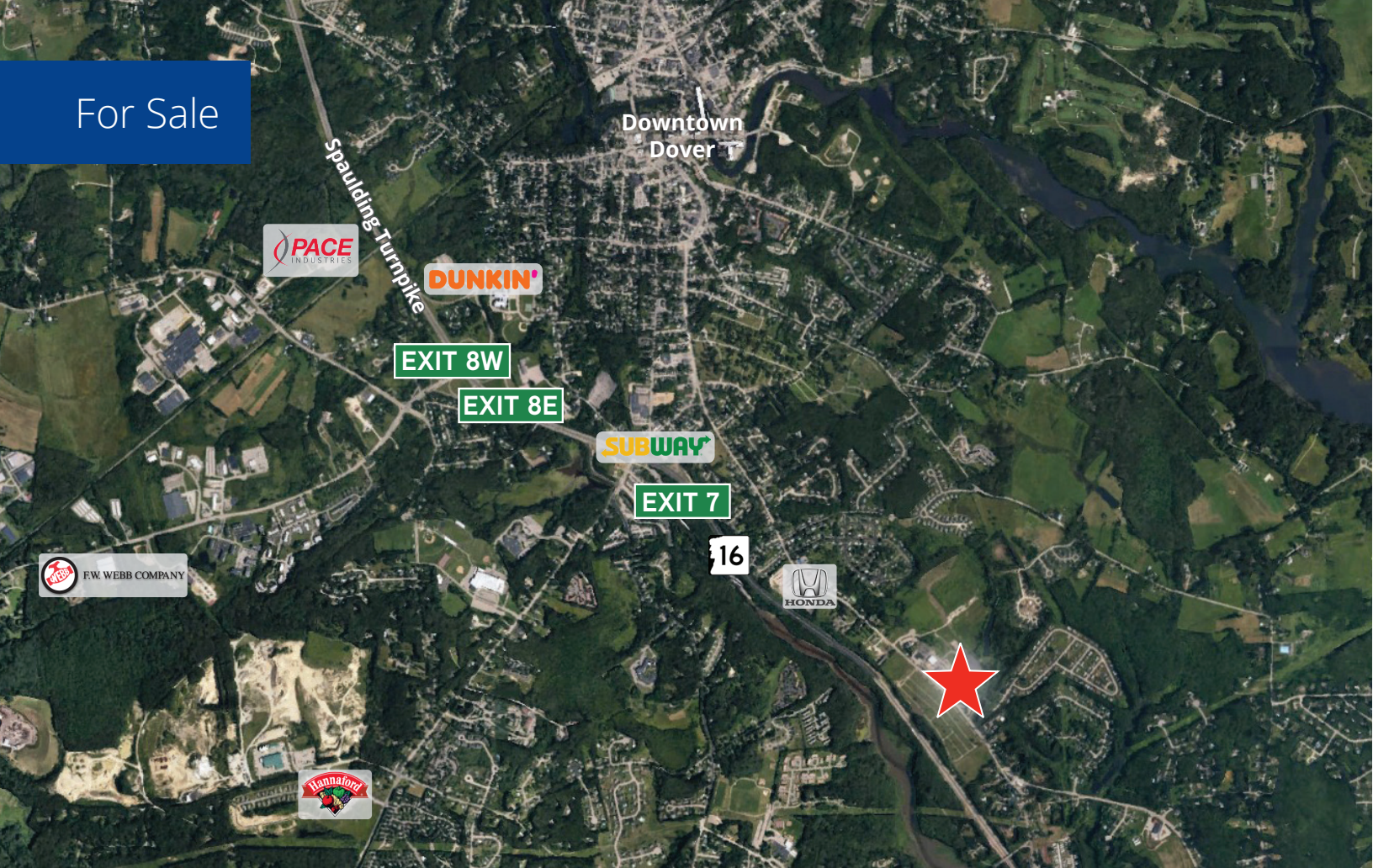
8 Patriot Drive, Unit 8 Dover, NH

Property Highlights

- Small office condominium available for sale on the first floor of a mixed-use building comprised of just 6 units
- Unit 8 is 572± SF and consists of a large open area with a private bathroom and comes with 2 deeded parking spaces
- Conveniently located just off Exit 7 on Spaulding Turnpike/Route 16, and less than 10 minutes to/from downtown Dover, NH
- Currently the business offices of Mezzanine Catering, which will be relocating in Dover, NH

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Specifications

Address:	8 Patriot Drive, Unit 8
Location:	Dover, NH 03820
Building Type:	Office condominium
Year Built/Renovated:	2009/2021
Condominium SF:	572±
Utilities:	Municipal water & sewer Natural gas
Zoning:	Commercial
Parking:	2 deeded spaces
2025 Taxes:	\$1,617.09
Condominium Fee:	\$320/month
2025 Avg. Utilities Cost:	Electric: \$40/month Gas: \$42/month
Accessibility:	Conveniently located just off Exit 7 on Spaulding Turnpike/Route 16, and less than 10 minutes to/from downtown Dover, NH
List Price:	\$115,000



Contact us:

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