

Note: Report includes Internal fields.

**Commercial Sale**  
**5089629**  
**Active**

**65 Henry Law Avenue**  
**Dover**  
**Unit/Lot #**

**NH 03820**

**Listed: 5/19/2026**  
**Closed:**  
**DOM: 10**  
**\$950,000**



**Village/Dist/Locale**

**County** NH-Strafford  
**Year Built** 1875  
**Building Area Total** 3,338  
**Building Area Source** Public Records  
**Total Available Area**  
**Total Available Area Source**  
**Zoning** CBD-G  
**Road Frontage** TBD  
**Road Frontage Length**  
**Lot Size Acres** 0.07  
**Traffic Count**  
**Loss Factor Percentage**  
**Vacancy Factor**

**Taxes TBD** Yes  
**Tax Year Notes**  
**Tax Annual Amount** \$10,706.00  
**Tax Year** 2025  
**Gross Income**  
**Net Income**  
**Operating Expense**

**Business Type** Business, Multi-Family, Restaurant  
**Business Type Use** Restaurant

**Activation Date**



**Directions** Downtown Dover, to Henry Law Avenue, property located at the corner of Henry Law Ave and George Street.

**Public Remarks** LOCATION, LOCATION, LOCATION. Don't miss this unique opportunity to own a premium, well-established pizza and sub shop in the heart of Dover's sought-after Cocheco Waterfront District. This beloved local staple has served the community for generations, with the city's vibrant Henry Law Park right across the street — a constant draw of foot traffic from year-round events. The first-floor commercial space features comfortable interior seating for 24-30 people, plus an outdoor deck section for 14 or more people seating - overlooking the river, creating an inviting dining experience. Upstairs, the property includes an occupied one-bedroom apartment with a closed off third floor that previously had 2 rooms. A second gutted two-bedroom apartment. Offering immediate rental income and future upside. Stop leasing and start owning. Build your business legacy while your tenants help pay the mortgage. Most equipment pizza oven, turbo air pizza prep, coolers, freezers, prep counters, fryolators, and stainless counters are included in the sale.

**STRUCTURE**

**Building Number** 65  
**Total Units** 3  
**# of Stories**  
**Divisible SqFt Min**  
**Divisible SqFt Max**  
**List \$/SqFt Total Available**

**Basement** Yes  
**Basement Access Type** Interior  
**Basement Description** Dirt Floor, Partial, Interior Stairs, Interior Access, Basement Stairs

**Ceiling Height**  
**Total Elevators** 0  
**Total Loading Docks**  
**Dock Levelers**  
**Dock Height**  
**Total Drive-in Doors**  
**Door Height**

	LEVEL	TYPE	DESCRIPTION
UNIT 1	1	Business Opportunity	
UNIT 2	2	Residential	
UNIT 3	2	Residential	
UNIT 4			
UNIT 5			
UNIT 6			
UNIT 7			
UNIT 8			

**UTILITIES**

**Heating** Baseboard, Hot Water, Natural Gas  
**GasNatAval** Yes  
**Cooling** Mini Split  
**Water Source** Public  
**Sewer** Public  
**Electric** 200+ Amp Service, Circuit Breaker(s)

**Utilities** Cable  
**Electric Company** EVERSOURCE  
**Fuel Company** UNITIL  
**Water Company** DOVER PUBLIC  
**Phone Company** CHOICE  
**Cable Company** CHOICE  
**Internet Service Provider** CHOICE

**LOT & LOCATION**

**Submarket** Dov/Roc/Som  
**Project Building Name**

**ROW Length**  
**ROW Width**  
**ROW Parcel Access**  
**ROW to other Parcel**  
**Surveyed** Unknown  
**Surveyed By**

**Lot Features** In Town, Near Golf Course, Near Paths, Near Shopping, Near Public Transportatn, Near Railroad, Corner, Neighbor Business, River, Sidewalks, Street Lights, Water View, Near Hospital  
**Zoning Description** Commercial Zoning, Residential

**Waterfront Property**  
**Water View**  
**Water Body Access**  
**Water Body Name**  
**Water Body Type**  
**Water Frontage Length**  
**Waterfront Property Rights**  
**Water Body Restrictions**

**FEATURES**

**Transport/Access** City Street, Public Transportation, Rail Available, Paved  
**Parking Features** On-Site, On Street, Paved  
**Other Equipment** Security System, Sprinkler System

**Building Features** Fire System, Inventory Included, Security System, Smoke/Heat Detectors  
**Accessibility Features** Paved Parking

**Air Conditioning Percent**  
**Sprinkler** Wet  
**Signage** Adequate

**Railroad Available** No  
**Railroad Provider**

**Green Verification Body**  
**Green Verification Progrm**  
**Green Verification Year**  
**Green Verification Rating**  
**Green Verification Metric**  
**Green Verification Status**  
**Green Verification Source**  
**Green Verification NewCon**  
**Green Verification URL**

**PUBLIC RECORDS**

**Deed Recorded Type** Warranty  
**Total Deeds**  
**Deed Book** 3828  
**Deed Page** 001

**Map** 20  
**Block** 0  
**Lot** 26  
**SPAN#**

**Tax Rate**  
**Tax Class**

**Current Use**  
**Land Gains**

**Property ID**  
**Plan Survey Number**

**Assessment Year** 2026  
**Assessment Amount** \$544,000

**DISCLOSURES**

**Foreclosed/Bank-Owned/REO** No  
**Sale Includes** Equipment, Inventory, Land/Building, Land/Building /Business  
**Exclusions**

**Auction** No  
**Auction Date**  
**Auction Time**  
**Auctioneer Name**  
**Auctioneer License Number**  
**Auction Price Determnd By**

**Investment Info**

**Flood Zone** Unknown  
**Seasonal** No  
**Easements** Unknown  
**Covenants** Unknown

**REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS**

**Private Remarks** To schedule a showing, please contact Marleen: Call: 603-285-0027 Email: marleen@centralfallsrealty.com Her hours are Monday through Friday, 9:00 AM – 5:00 PM.

**Private Office Remarks** Stop leasing and start owning. Build your business legacy while your tenants help pay the mortgage. Most equipment is included in the sale.

**Showing Instructions** See Private Remarks

**Showing Service** None

**Input of Owner Name** I have written permission to submit name

**Owner Name** SHAW

**Owner Phone**

**Management Company**

**Management Company Phone**

**LISTING & CLOSING INFORMATION**

**Listing Office - Office Name** Central Falls Realty  
**Listing Office - Phone Number** Off: 603-742-2121  
**Listing Office - Phone Number 2** Fax: 603-749-7114  
**List Agent - Agent Name** Paula Forbes  
**List Agent - Phone Number** Cell: 603-534-2121  
**List Agent - E-mail** paula@centralfallsrealty.com  
**List Team - Team Name**  
**List Team - Phone Number 1**  
**List Team - Team Email 1**  
**Co List Agent - Agent Name**  
**Co List Agent - Phone Number**  
**Co List Agent - E-mail**  
**Alternate Contact - Agent Name**  
**Alternate Contact - Phone Number**  
**Alternate Contact - E-mail**  
**Buyer Office - Office Name**  
**Buyer Office - Phone Number**  
**Buyer Office - E-mail**  
**Buyer Agent - Agent Name**  
**Buyer Agent - Phone Number**  
**Buyer Agent - E-mail**  
**Buyer Team - Team Name**  
**Buyer Team - Phone Number 1**  
**Buyer Team - Team Email 1**  
**Co Buyer Office - Office Name and Phone**  
**Co Buyer Agent - Agent Name and Phone**

**MLS List Date** 5/19/2026  
**Expiration Date** 12/30/2026  
**Active Under Contract Date**  
**Pending Date**  
**Withdrawn Date**  
**Terminated Date**  
**Close Date**  
**Anticipated Closing Date**  
  
**Marketed in other Property Type** No  
**Other MLS#**  
**Comp Only** No  
**Comp Type**  
**Listing Type** Exclusive Right  
**Listing Service** Full Service  
**Designated/ Apptd. Agency** No  
**Short Sale** No

**Concessions**  
**Concessions Amount**  
**Concessions Comments**  
**Appraisal Complete**  
**Appraisal Type**  
**Appraiser**  
**Appraiser Phone**  
**Appraiser Email**  
**Buyer Name**  
**Residence**  
**Title Company**

**Buyer Financing**  
**Right of First Refusal**

**Contingencies**

**My Info:** Paula Forbes - Cell: 603-534-2121