

Multi-Family
5089726
Active

65 Henry Law Avenue
Dover **NH 03820**
Unit/Lot #

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



County NH-Strafford
VillDstLoc
Year Built 1875
Architectural Style Antique, Multi-Family, Multi-Level, New Englander
Color GRAY
Total Stories 2
Taxes TBD Yes
TaxAnnlAmt \$10,706.00
Tax Year 2025
Lot Size Acres 0.07
Lot Size Square Feet 3,049

Total Units 3
Total 1 BR Units 1
Total 2 BR Units 1
Total 3+ BR Units 0
Total Leases
Gross Income
Net Income
Operating Expense

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.

	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8
Style								
Level Number	2	2	1					
Apx Sqft	631	777	1,900					
Bedrooms	1	2						
Baths	1	1	2					
Rooms								
Status	Month to Month	Vacant						
Deposit								
Rental Agrmnt	Yes	No	No					
Rental Term	Annual							
Rental Amt	\$1,150.00							
Rental Freq	Monthly							
Occupant Name								
Occupant Phone								
Showing Instr	See remark	See remark	See remark					
Unit Info	Electric Cooktop, Refrigerator, Smoke Detector		Electric Range, Refrigerator, Smoke Detector					
Tenant Pays	Electric, Heat							

STRUCTURE

Construction Status Existing
Construction Materials Wood Frame
Exterior Features Deck, Storage
Roof Asphalt Shingle
Foundation Details Brick, Stone
Basement Yes
Basement Access Type Interior
Basement Description Dirt Floor, Partial, Interior Stairs, Basement Stairs
Garage No
Garage Capacity

Footprint
Above Grade Finished Area 3,338
Above Grade Finished Area Source Public Records
Below Grade Finished Area 0
Below Grade Finished Area Source Public Records
Above Grade Unfinished Area 0
Above Grade Unfinished Area Source Public Records
Below Grade Unfinished Area 0
Below Grade Unfinished Area Source Public Records
Total Below Grade Area
Total Finished Area 3,338
Total Area 3,338

UTILITIES

Heating Natural Gas, Forced Air, Hot Air, Mini Split
Cooling Mini Split
Water Source Public
Sewer Public
Electric 200+ Amp Service, 60 Amp Service, Circuit Breaker(s)
Trash Dumpster

Separate Utilities Yes
Utilities Cable
Internet Cable Internet
Fuel Company UNITIL
Electric Company CHOICE
Water Company PUBLIC
Cable Company CHOICE
Phone Company PUBLIC
Internet Service Provider CHOICE

LOT / LOCATION

Development / Subdivision
Zoning Description Commercial Zoning, Residential
Lot Features Level, Neighbor Business, Sidewalks, Street Lights, In Town, Near Golf Course, Near Paths, Near Public Transportatn, Near Railroad

Road Frontage TBD
Road Frontage Type Paved, Public Maintained Road
Road Frontage Length

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

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

School District Dover School District SAU #11
Elementary School Woodman Park Elementary School
Middle/Jr School Dover Middle School
High School Dover High School

FEATURES

Driveway Paved
Parking Features On-Site, On Street, Paved
Flooring Laminate

Appliances Electric Water Heater

Total Rooms Above Ground
Total Electric Meters 3
Total Water Heaters 2
Total Gas Meters 2
Total Refrigerators 2
Total Full Baths 4

VerBody
VerPrgm
VerYear
VerRating
GrnMetric
VerStatus
VerSrc
VerNewCon
VerURL

PUBLIC RECORDS

Deed Recorded Type Warranty
Total Deeds
Deed Book 3828
Deed Page 001
Property ID
Plan Survey Number
Zoning CBD-G

Map 20
Block 0
Lot 26
SPAN#
Tax Rate
Tax Class

Current Use
Land Gains
Assessment Amount \$544,000
Assessment Year 2025
Special Assessments

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

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	Price Per SQFT	\$284.60
Listing Office - Phone Number	Off: 603-742-2121	MLS List Date	5/19/2026
Listing Office - Phone Number 2	Fax: 603-749-7114	Expiration Date	12/30/2026
List Agent - Agent Name	Paula Forbes	Active Under Contract Date	
List Agent - Phone Number	Cell: 603-534-2121	Pending Date	
List Agent - E-mail	paula@centralfallsrealty.com	Withdrawn Date	
Co List Agent - Agent Name		Terminated Date	
Co List Agent - Phone Number		Close Date	
Co List Agent - E-mail		Anticipated Closing Date	
Alternate Contact - Agent Name		Marketed in other Property	No
Alternate Contact - Phone Number		Type	
Alternate Contact - E-mail		Other MLS#	
List Team - Team Name		Comp Only	No
List Team - Phone Number 1		Comp Type	
List Team - Team Email 1		Listing Type	Exclusive Right
Buyer Office - Office Name		Listing Service	Full Service
Buyer Office - Phone Number 1		Designated/Apptd. Agency	No
Buyer Agent - Agent Name		Short Sale	No
Buyer Agent - Phone Number		Original List Price	\$950,000
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			

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 No

Contingencies

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

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