

# Retail For Sale



GO Commercial

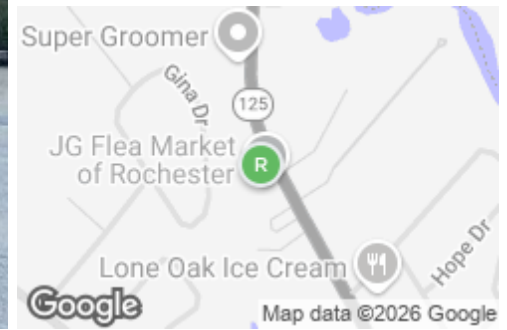
750 Lafayette Rd., Ste. 201 Portsmouth, NH 03801 | 603-610-8500

## Freestanding Commercial Building | Route...

Retail: Freestanding For Sale

184 Milton Rd, Rochester, NH, 03868

Prepared on May 13, 2026



### Listing Details | Retail For Sale

Secondary Uses	<b>Flex/R&amp;D</b>
Total Available Space	<b>17,062 SF</b>
Asking Price	<b>\$850,000</b>
Listing Price Per SF	<b>\$49.82</b>
Cap Rate (Actual)	-
Total Expenses	<b>\$10,993</b>
Signage	<b>Free-Standing</b>
Show Instructions	<b>Call broker</b>

Vacant	<b>No</b>
Available Date	<b>Now</b>
Date Listed	<b>5/13/2026</b>
Last Modified	<b>5/13/2026</b>
Listing ID	<b>44871536</b>
Owner Occupied	<b>Yes</b>
Parking Spaces	-

### Property Details

Building Class	-
Property Type	<b>Retail</b>
Sub Type	<b>Freestanding</b>
Zoning	<b>HC</b>
Building Status	<b>Existing</b>
Building Size	<b>17,062 SF</b>
Land Size	<b>0.91 Acres / 39,640 SF</b>
Number of Buildings	<b>1</b>

Floors	<b>1</b>
Year Built	<b>1970</b>
Primary Construction	<b>Masonry</b>
Occupancy Type	<b>Single Tenant</b>
Parcels	<b>0205-0131-0000</b>
Legal Owner	<b>Prewitt Family Llc</b>
Submarket	-
County	<b>Strafford</b>

### Description

Solidly built concrete block commercial building offering two finished levels on Route 125 in Rochester, New Hampshire. The split-level front entry opens to a central landing with stairs rising to the main floor and descending to the lower level. The upper level is fully clear span with 9-foot ceilings, offices and two bathrooms. Three independent heat sources (steam boiler and two FHA furnaces), three-phase power, and an elevated 8x10 rear loading door accessed by an on-site forklift.

The lower level provides an additional 7,750 SF with approximately 10-foot ceilings, two bathrooms, and interior ramp access at the rear. Ample surface parking surrounds the building on a 0.91-acre lot. Attic space offers potential for additional finished square footage subject to Town of Rochester approval.

### Contact

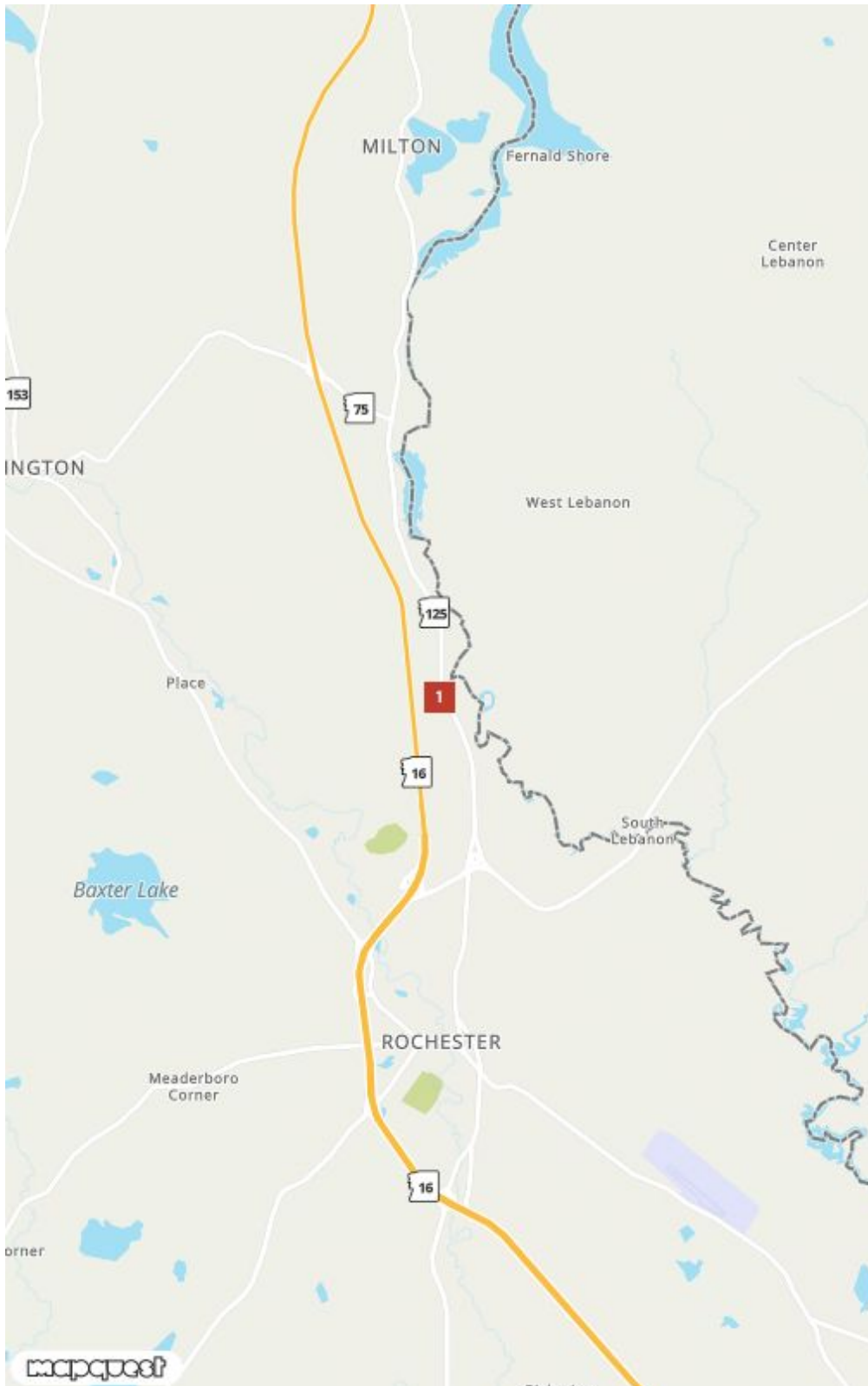


**Patrick Frazer**  
603-781-9069  
patrickfrazer@kw.com



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# Report for 184 Milton Rd, Roch...



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184 Milton Rd  
Rochester, NH 03868

