

51 Webb Place
3rd Floor Suite 310
Dover, NH 03820

DUSTON LEDDY
— COMMERCIAL —

TURNKEY MEDICAL / PROFESSIONAL OFFICE CONDOMINIUM OFFERED AT: \$850,000



2,367+ SF | Top- Floor Office Condo

Rare opportunity to acquire a professionally designed medical/professional office suite in one of Dover's most convenient locations. Thoughtfully built for professional use, allowing a new owner to move in and begin operations immediately.



½ MILE TO ROUTE 16 &
WENTWORTH-DOUGLASS HOSPITAL



TURNKEY CONDITION – MOVE IN TODAY
WITHOUT THE COST, TIME OR DISRUPTION



BUILT BY CARENO CONSTRUCTION – ONE
OF NH'S PREMIER COMMERCIAL BUILDERS



PROFESSIONAL ENVIRONMENT – JOIN
OTHER MEDICAL & PROFESSIONAL
USERS



AMPLE PARKING & ELEVATOR ACCESS FOR
PATIENTS & STAFF



PROPERTY SPECIFICATIONS

Address:	51 Webb Place, Dover, NH 03820
Condominium Size:	2,367+ SF
Location:	½ mile to Route 16 & Wentworth-Douglass Hospital
Floor:	Top Floor (Elevator Access)
Year Built:	2004
HVAC:	Gas Heat / Central Air
Utilities:	Municipal Water & Sewer
Parking:	Ample On-Site
Zoning:	C-4 (Business/Gateway Commercial)
Condominium Fee:	\$669.00 / Month
Real Estate Taxes:	\$9,423
List Price:	\$850,000



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Duston Leddy is licensed in New Hampshire

Maine & Massachusetts

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