

Note: Report includes Internal fields.

**Commercial Sale**  
**5107749**  
**Active**

**51 WEBB Place**  
**Dover**  
**Unit/Lot #Suite 310**

**NH 03820**

**Listed: 9/1/2026**  
**Closed:**  
**DOM: 1**  
**\$850,000**



**Village/Dist/Locale**

**County** NH-Strafford  
**Year Built** 2004  
**Building Area Total**  
**Building Area Source**  
**Total Available Area** 2,367  
**Total Available Area Source**  
**Zoning** C-Commercial  
**Road Frontage** No  
**Road Frontage Length**  
**Lot Size Acres**  
**Traffic Count**  
**Loss Factor Percentage**  
**Vacancy Factor**

**Taxes TBD** No  
**Tax Year Notes**  
**Tax Annual Amount** \$9,423.00  
**Tax Year** 2025  
**Gross Income**  
**Net Income**  
**Operating Expense**

**Business Type** Office

**Activation Date**



**Directions** From Central Ave in Dover, turn onto Webb Place, which is in between Chase Bank & Eastern Bank. Turn left at the stop sign and 51 Webb Place (Royal Commons) will be on your right. Unit is top floor - Suite 310

**Public Remarks** Rare Turnkey Medical/Professional Office Condo in a Premier Dover Location! This prestigious, top-floor office condominium at 51 Webb Place offers a rare opportunity to acquire a professionally designed and meticulously constructed medical/professional office suite in one of Dover's most convenient locations. Encompassing 2,367± square feet, the unit features perimeter offices with abundant natural light, a spacious rehab/exercise area, reception and waiting areas, a full kitchen, and a dedicated IT room, providing an ideal configuration for a wide range of medical, healthcare, professional, or office users. The hard work has already been done. The current owner engaged Careno Construction, one of New Hampshire's premier commercial builders, to design and build the unit specifically for professional use. The result is a high-quality, thoughtfully executed space that allows a new owner to move in and begin operations immediately, without the significant cost, time, and disruption typically associated with a new office fit-up. Since medical and professional users occupy the other suites, 51 Webb Place offers an established professional environment and a strong setting for an owner-user seeking quality, convenience, and value. Located just ½ mile from Route 16 and Wentworth-Douglass Hospital, the property provides excellent accessibility for both patients and staff. A truly turnkey opportunity to acquire a professionally built medical/office suite at a fraction of replacement cost, without the expense or wait of starting from scratch. Whether you're looking to upgrade your current space or right-size into something more manageable and cost-effective, your patients and staff will appreciate the convenient location, ample parking, elevator access, and professional atmosphere.

## STRUCTURE

**Building Number** 1  
**Total Units** 1  
**# of Stories**  
**Divisible SqFt Min**  
**Divisible SqFt Max**  
**List \$/SqFt Total Available** \$359.10

**Basement** No  
**Basement Access Type**

**Ceiling Height**  
**Total Elevators** 1  
**Total Loading Docks**  
**Dock Levelers**  
**Dock Height**  
**Total Drive-in Doors**  
**Door Height**

| LEVEL  | TYPE    | DESCRIPTION |
|--------|---------|-------------|
| UNIT 1 | Medical |             |
| UNIT 2 |         |             |
| UNIT 3 |         |             |
| UNIT 4 |         |             |
| UNIT 5 |         |             |
| UNIT 6 |         |             |
| UNIT 7 |         |             |
| UNIT 8 |         |             |

## UTILITIES

**Heating** Hot Air  
**GasNatAval** Yes  
**Cooling** Central AC  
**Water Source** Public  
**Sewer** Public  
**Electric** 200+ Amp Service, Circuit Breaker(s)

**Utilities** Gas On-Site  
**Electric Company**  
**Fuel Company**  
**Water Company**  
**Phone Company**  
**Cable Company**  
**Internet Service Provider**

LOT & LOCATION

|                       |                                |                            |
|-----------------------|--------------------------------|----------------------------|
| Submarket             |                                | Waterfront Property        |
| Project Building Name | Royal Commons                  | Water View                 |
|                       |                                | Water Body Access          |
| ROW Length            |                                | Water Body Name            |
| ROW Width             | Zoning Description Office Park | Water Body Type            |
| ROW Parcel Access     |                                | Water Frontage Length      |
| ROW to other Parcel   |                                | Waterfront Property Rights |
| Surveyed              |                                | Water Body Restrictions    |
| Surveyed By           |                                |                            |

FEATURES

|                          |                                            |                                  |                                                                                                                                |
|--------------------------|--------------------------------------------|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Parking Features         | On-Site                                    | Building Features                | Passenger Elevator, Public Restrooms                                                                                           |
| Other Equipment          | Hardwired Smoke Detector, Sprinkler System | Accessibility Features           | 3 Ft. Doors, Accessibility Features, Bathroom w/5 Ft. Diameter, Multi-Level Bus w/Elevatr, Paved Parking, Zero-Step Entry Ramp |
|                          |                                            |                                  |                                                                                                                                |
| Air Conditioning Percent | 100                                        | Green Verification Body          |                                                                                                                                |
| Sprinkler                | Wet                                        | Green Building Verification Type |                                                                                                                                |
| Signage                  | Adequate                                   | Green Verification Year          |                                                                                                                                |
|                          |                                            | Green Verification Rating        |                                                                                                                                |
| Railroad Available       |                                            | Green Verification Metric        |                                                                                                                                |
| Railroad Provider        |                                            | Green Verification Status        |                                                                                                                                |
|                          |                                            | Green Verification Source        |                                                                                                                                |
|                          |                                            | Green Verification NewCon        |                                                                                                                                |
|                          |                                            | Green Verification URL           |                                                                                                                                |

PUBLIC RECORDS

|                    |          |       |     |                   |           |
|--------------------|----------|-------|-----|-------------------|-----------|
| Deed Recorded Type | Warranty | Map   | D-2 | Tax Rate          | 19.68     |
| Total Deeds        |          | Block | 0   | Tax Class         |           |
| Deed Book          | 5066     | Lot   | 310 |                   |           |
| Deed Page          | 464      | SPAN# |     | PropTaxRel        |           |
|                    |          |       |     | Land Gains        |           |
| Property ID        |          |       |     | Assessment Year   | 2025      |
| Plan Survey Number |          |       |     | Assessment Amount | \$478,800 |

DISCLOSURES

|                           |       |                           |  |
|---------------------------|-------|---------------------------|--|
| Special Listing Condition | None  |                           |  |
| Sale Includes             | Other |                           |  |
| Exclusions                |       | Auction Date              |  |
|                           |       | Auction Time              |  |
|                           |       | Auctioneer Name           |  |
|                           |       | Auctioneer License Number |  |
|                           |       | Auction Price Determnd By |  |
| Investment Info           |       |                           |  |
| Flood Zone                |       |                           |  |
| Seasonal                  |       |                           |  |
| Easements                 |       |                           |  |
| Covenants                 |       |                           |  |

**REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS****Private Remarks****Private Office Remarks**

**Showing Instructions** Call List Agent  
**Showing Service** None

**Input of Owner Name** I have written permission to submit name  
**Owner Name** Zumpfe Properties, LLC  
**Owner Phone**

**Management Company**  
**Management Company Phone**

**LISTING & CLOSING INFORMATION**

|                                                |                                 |                                   |                  |
|------------------------------------------------|---------------------------------|-----------------------------------|------------------|
| <b>Listing Office - Office Name</b>            | Duston Leddy Real Estate        | <b>MLS List Date</b>              | 9/1/2026         |
| <b>Listing Office - Phone Number</b>           | Off: 603-610-8285               | <b>Expiration Date</b>            | 9/1/2027         |
| <b>Listing Office - Phone Number 2</b>         |                                 | <b>Active Under Contract Date</b> |                  |
| <b>List Agent - Agent Name</b>                 | Peter Montesanto                | <b>Pending Date</b>               |                  |
| <b>List Agent - Phone Number</b>               | Phone: 617-448-0072             | <b>Withdrawn Date</b>             |                  |
| <b>List Agent - E-mail</b>                     | peter@dustonleddycommercial.com | <b>Terminated Date</b>            |                  |
| <b>List Team - Team Name</b>                   |                                 | <b>Close Date</b>                 |                  |
| <b>List Team - Phone Number 1</b>              |                                 | <b>Anticipated Closing Date</b>   |                  |
| <b>List Team - Team Email 1</b>                |                                 |                                   |                  |
| <b>Co List Agent - Agent Name</b>              | Jamieson Duston                 | <b>Marketed in other</b>          | No               |
| <b>Co List Agent - Phone Number</b>            | Cell: 603-365-5848              | <b>Property Type</b>              |                  |
| <b>Co List Agent - E-mail</b>                  | jd@dustonleddy.com              | <b>Other MLS#</b>                 |                  |
| <b>Alternate Contact - Agent Name</b>          |                                 | <b>Comp Only</b>                  | No               |
| <b>Alternate Contact - Phone Number</b>        |                                 | <b>Comp Type</b>                  |                  |
| <b>Alternate Contact - E-mail</b>              |                                 | <b>Listing Type</b>               | Exclusive Agency |
| <b>Buyer Office - Office Name</b>              |                                 | <b>Listing Service</b>            | Full Service     |
| <b>Buyer Office - Phone Number</b>             |                                 | <b>Designated/Apptd.</b>          | Yes              |
| <b>Buyer Office - E-mail</b>                   |                                 | <b>Agency</b>                     |                  |
| <b>Buyer Agent - Agent Name</b>                |                                 |                                   |                  |
| <b>Buyer Agent - Phone Number</b>              |                                 |                                   |                  |
| <b>Buyer Agent - E-mail</b>                    |                                 |                                   |                  |
| <b>Buyer Team - Team Name</b>                  |                                 |                                   |                  |
| <b>Buyer Team - Phone Number 1</b>             |                                 |                                   |                  |
| <b>Buyer Team - Team Email 1</b>               |                                 |                                   |                  |
| <b>Co Buyer Office - Office Name and Phone</b> |                                 |                                   |                  |
| <b>Co Buyer Agent - Agent Name and Phone</b>   |                                 |                                   |                  |

**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:** Pam Bagloe - Phone: 603-610-8285

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