



All inquires should be made to the Broker.
Please do not inquire with Tenant.

PROPERTY DETAILS

The Boulos Company is pleased to present Unit C-1 at 118 Maplewood Avenue, an office condominium unit located in downtown Portsmouth, New Hampshire for sale.

- 951± SF office condominium in a well-maintained building
- Layout includes three private offices, conference room (or potential fourth office), kitchenette, storage area, and private restroom
- Ideal for an owner-user or investor, the unit offers a functional layout with flexibility to suit a variety of professional users
- Two (2) dedicated on-site parking spaces
- Rare opportunity to own commercial space in downtown Portsmouth!
- SALE PRICE: \$450,000



FOR SALE | DOWNTOWN OFFICE CONDOMINIUM

118 MAPLEWOOD AVENUE, UNIT C-1, PORTSMOUTH, NH 03801



PROPERTY SUMMARY

SIZE	951± SF (Basement storage available)
CURRENT TENANT	<ul style="list-style-type: none">• Choice Mortgage Group• Inquire for details
ZONING	Character District 4 - Layer 1 (CD4-L1)
YEAR BUILT	1990
BOOK/PAGE	Book 6217, Page 2165
FLOOR PLAN	Inquire for details
HVAC	<ul style="list-style-type: none">• Natural Gas; FHA Furnace• Central A/C
WATER/SEWER	Municipal
PARKING	<ul style="list-style-type: none">• Two (2) dedicated parking spaces in lot.• Additional on-street parking available.
SIGNAGE	Per city ordinance and condominium association standards
CONDO ASSOCIATION	Captain John Moses Condominium Association
CONDO FEES (Estimated)	\$546.39/month
CONDOMINIUM DOCUMENTS	<ul style="list-style-type: none">• Inquire for details• Professionally managed by CP Management
ASSESSED VALUE (2025)	\$263,100
RE TAXES (ESTIMATED 2026)	\$3,028.21/annually (estimated)
SALE PRICE	\$450,000



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LOCATION OVERVIEW

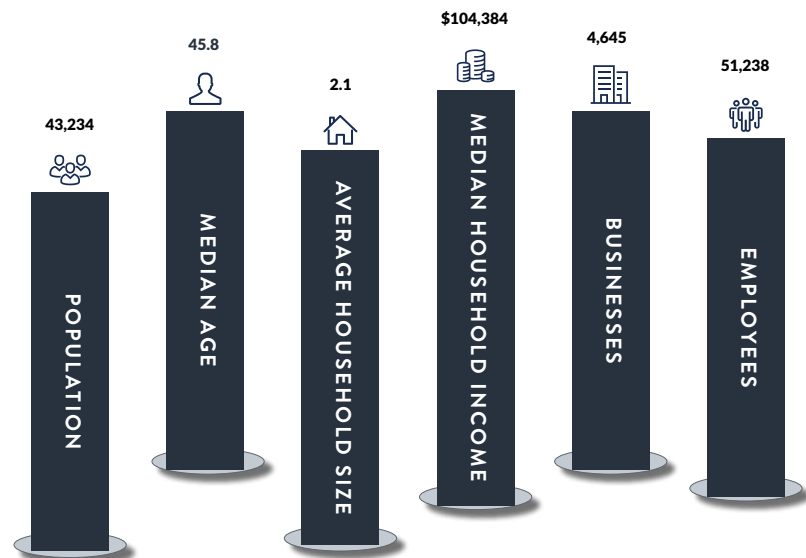
Portsmouth is a vibrant and historic city along New Hampshire's Seacoast. Ideally situated less than an hour from both Boston, Massachusetts, and Portland, Maine, it provides convenient access via I-95 and Route 1. The city is also within close reach of New Hampshire's White Mountains and Lakes Region, just 15 minutes from the University of New Hampshire, and home to key economic hubs such as the Portsmouth Naval Shipyard, Pease International Tradeport, and Pease International Airport.

As one of only four states in the U.S. without income or sales tax, New Hampshire offers a favorable environment for both businesses and residents. Portsmouth is a popular year-round destination, known for its lively culinary scene and having more restaurant seats than its population of 24,000. Downtown features a mix of award-winning dining, independent shops, and acclaimed entertainment venues like The Music Hall and the Seacoast Repertory Theatre. With its coastal charm, cultural attractions, and thriving local economy, Portsmouth continues to be a desirable place to visit and call home.

MARKET HIGHLIGHTS

- **Thriving Economy** – A strong local economy driven by tourism, retail, dining, and professional services
- **Prime Location** – Easy access to I-95 and Route 1, just an hour from Boston and Portland, ME
- **High Foot Traffic** – Bustling year-round activity with residents, tourists, and professionals
- **Robust Tourism Industry** – A top New England destination, attracting visitors for its history, culture, and dining scene
- **Food & Beverage Hub** – Award-winning dining and vibrant nightlife
- **Cultural & Entertainment Scene** – Home to The Music Hall, Prescott Park Arts Festival, and more
- **Strong Employment Base** – Major employers nearby include Pease International Tradeport, Portsmouth Naval Shipyard, and Liberty Mutual

DEMOGRAPHICS



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AERIAL



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