



PROPERTY DETAILS

The Boulos Company is pleased to present Unit 1 at 50 Daniel Street in downtown Portsmouth, New Hampshire for sale or lease.

- 2,316 ± SF highly sought after retail/office condominium in well-maintained building
- Excellent signage along Daniel Street and within walking distance to Market Square
- Access to shared outside patio
- Rare opportunity to own commercial space in downtown Portsmouth
- LEASE RATE: \$25.00/SF NNN
- SALE PRICE: \$795,000



FOR SALE OR LEASE | DOWNTOWN RETAIL/OFFICE CONDO

50 DANIEL STREET, UNIT 1, PORTSMOUTH, NH 03801



PROPERTY SUMMARY

SIZE	First Floor: 1,410 ± SF Lower Level: 876 ± SF Total: 2,316 ± SF
# STORIES	Two (2)
ZONING	Character District 4 (CD4)
YEAR BUILT	1880
BOOK/PAGE	Book 5387, Page 1062
ASSESSED VALUE	\$687,400 (2019)
TAXES (ESTIMATED)	\$10,214.76
HVAC	New gas-fired REAM high-efficiency unit (2019)
RESTROOMS	One (1), located on the lower level
PARKING	No on-site parking available
SIGNAGE	Per city ordinance and condominium association standards
CONDO FEES	\$437.00/Month
CONDOMINIUM DOCUMENTS	Inquire for details
LEASE RATE	\$25.00/SF NNN
NNN	Inquire for details
SALE PRICE	\$795,000
VIRTUAL TOUR	Available upon request



LOCATION DESCRIPTION

Portsmouth is one of the most recognized small cities and business epicenters in Northern New England. With direct access off of I-95 and New Hampshire's Spaulding Turnpike and within an hour of Boston, Manchester and Portland, businesses are able to hire employees from a large demographic area. Portsmouth is consistently ranked one of the most desirable places to live nationwide and is home to a charming and historic downtown, The Portsmouth International Airport at Pease (PSM), and the C&J Bus Station with non-stop daily routes to Boston and New York. Downtown Portsmouth is thriving, walkable community with numerous businesses, retail shops, restaurants, and wonderful waterfront views of Portsmouth Harbor.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,665	24,562	36,666
Average Age	40.5	39.4	40.2
Average Age (Male)	38.9	37.3	38.4
Average Age (Female)	41.8	42.1	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,103	12,006	17,174
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$79,130	\$78,122	\$79,389
Average House Value	\$343,676	\$321,750	\$326,557

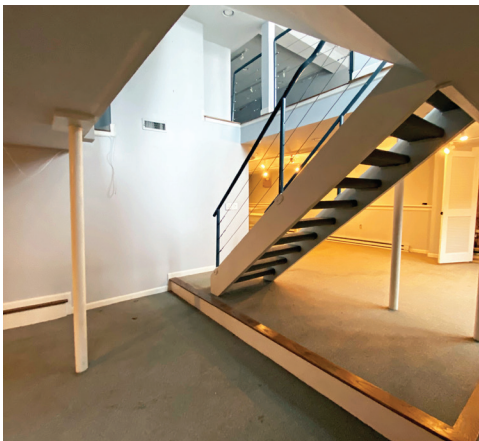
*Demographics data derived from 2010 Census

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PHOTO GALLERY



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DOWNTOWN PORTSMOUTH AERIAL



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