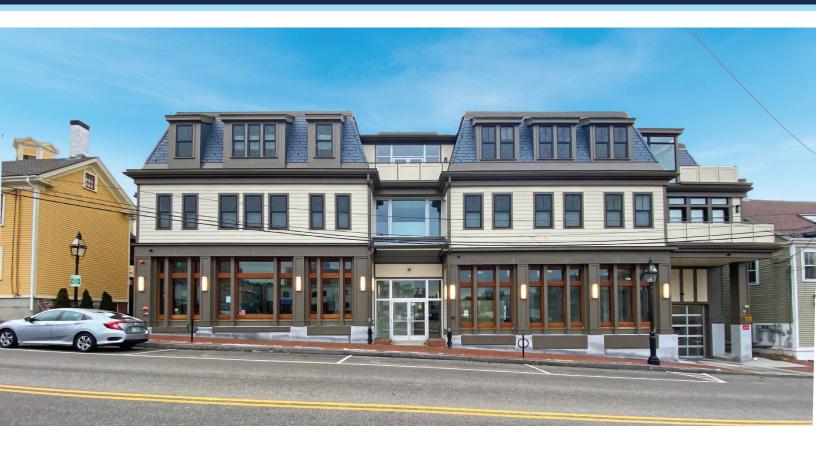
FOR SALE





40 BRIDGE STREET, PORTSMOUTH, NH 03801



OFFERING HIGHLIGHTS

- 1,500 3,720 ± SF first floor, retail/office condominium
- First-generation space
- Customizable for a tenant's needs
- Across the street from two municipal parking lots and a short walk to the new municipal Foundry Place Garage
- Ability to own commercial space in downtown Portsmouth
- Sale Price: \$650,000 \$1,495,000



FOR SALE | DOWNTOWN RETAIL/OFFICE CONDOMINIUM

40 BRIDGE STREET, PORTSMOUTH, NH 03801



PROPERTY DETAILS

| SIZE: | $1,500 \pm SF - 3,720 \pm SF$ (not currently demised) | PARKING |
|------------------|---|-----------|
| YEAR BUILT: | 2016 | SIGNAGE |
| ZONING: | CD4 | ASSESSEI |
| CEILING HEIGHTS: | 10 ft. | CONDO F |
| HVAC: | Gas fired, forced hot air | CONDO [|
| SPRINKLERS: | Wet system | SALE PRIC |

| PARKING: | No on-site parking available |
|------------------------|--|
| SIGNAGE: | Per city ordinance and condominium association standards |
| ASSESSED VALUE (2019): | \$1,812,500 |
| CONDO FEES: | \$10,840 (2020) |
| CONDO DOCUMENTS: | Inquire for details |
| SALE PRICE: | \$650,000 - \$1,495,000 |









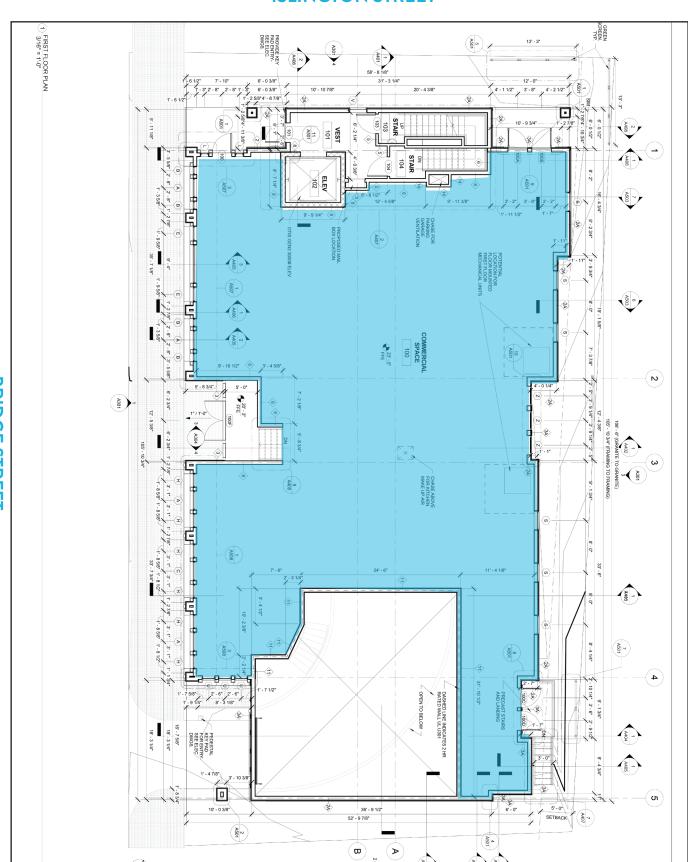
FOR SALE | DOWNTOWN RETAIL/OFFICE CONDOMINIUM

40 BRIDGE STREET, PORTSMOUTH, NH 03801



FLOOR PLAN

ISLINGTON STREET

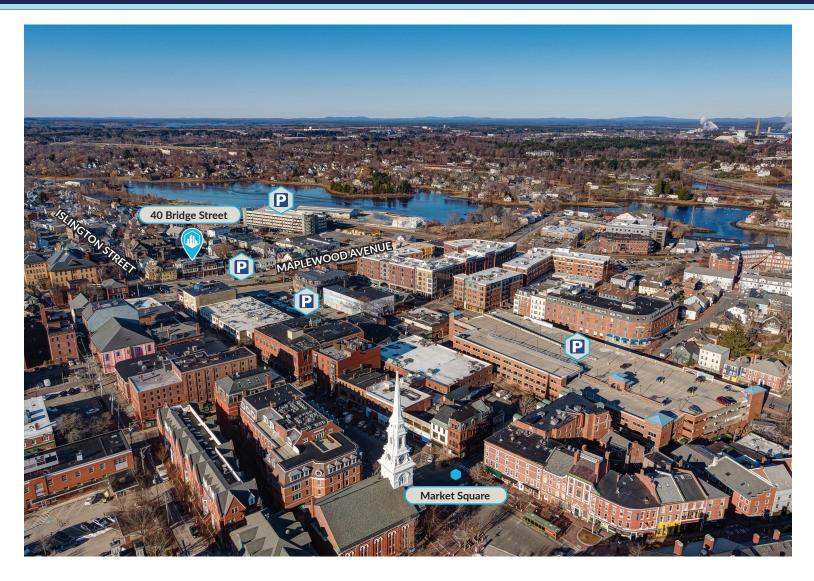


BRIDGE STREET

FOR SALE | DOWNTOWN RETAIL/OFFICE CONDOMINIUM

40 BRIDGE STREET, PORTSMOUTH, NH 03801





LOCATION

- Close proximity to I-95
- Short walk from the new municipal Foundry **Place Garage**
- Less than a 5-minute walk to seven large hotels
- Directly off two major downtown streets, Islington **Street and Maplewood Avenue**



KENT WHITE Principal Broker | Partner +1 603.570.2699 D +1 603.781.6546 C kwhite@boulos.com



CAITLIN BURKE Associate +1 603.570.2680 D +1 978.302.8197 C cburke@boulos.com

©2020 Boulos Holdings, LLC d/b/a The Boulos Company. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. and Boulos Holdings, LLC. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.