

FOR SALE

DOWNTOWN FIRST FLOOR RETAIL/OFFICE CONDO

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



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PROPERTY DETAILS

SIZE: 1,500 ± SF - 3,720 ± SF
(not currently demised)

YEAR BUILT: 2016

ZONING: CD4

CEILING HEIGHTS: 10 ft.

HVAC: Gas fired, forced hot air

SPRINKLERS: Wet system

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

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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



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