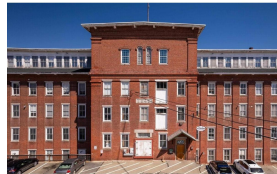


## HOME FOR SALE



1,9 Front Street  
Rollinsford, New  
Hampshire  
United States

**Asking Price**  
**\$16,900,000**

Bedrooms	0	Year Built	
Bathrooms	0	Date Listed	12/10/2024
Size	0 Sq Ft	Listing ID	GL-1746554313

Listed by: Homes & Land Magazine

For more information, visit:

<https://www.globallistings.com/12001228>

## Overview

Sited on the banks of the Salmon Falls River sits the historic Salmon Falls Mills, originally built in 1865 and 1848. Offering buyers a chance to own a piece of history, these two mill buildings come with an interesting and unique past including being used for manufacturing products used by soldiers in the Civil War, wool manufacturing, and shoe manufacturing. The mill buildings are currently home to over 200 spaces with over 180 small business tenants specializing in a variety of enterprises including art studios, photographers's studios, dance studios, health and wellness businesses, manufacturing facilities, bakers, woodworkers and much more. A pillar of the community around which the town was originally constructed back in the 1800's, the mill buildings have been consistently maintained and regularly updated with modern amenities including high-speed internet, energy-efficient lighting, new interior heating units, Fire Code compliant sprinkler, new electrical systems, plumbing, masonry repointing, new windows, fire escapes and much more. The buildings offer tenants three separate loading docks, two freight service elevators, a passenger elevator in the Lower Mill, over 240 individual parking spaces, flexible lease terms and over 200,000 total square feet between both Mills. The Mills also have an ideal location with easy access to Dover, Portsmouth, NH, the Portsmouth International Airport and The Downeaster. Explore all the

possibilities that exist for this unique property.

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