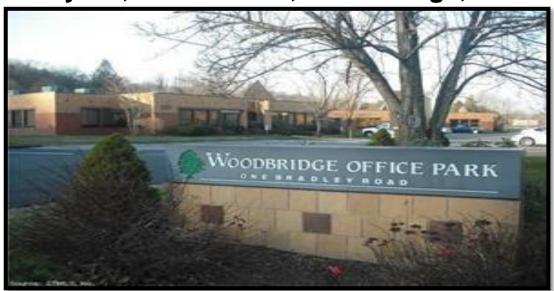
COMMERCIAL OFFICE CONDOS AVAILABLE FOR SALE & LEASE

1 Bradley Rd, #301 & #302, Woodbridge, CT 06525

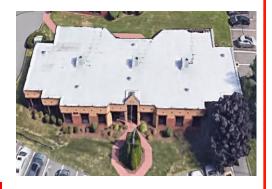


2 COMMERCIAL OFFICE CONDOS FOR SALE or LEASE Unit #301 - 1,094 SF

Sale - \$218,800 Lease - \$1,823 / mo + Utilities

Unit #302 - 874 SF

Sale - \$174,800 Lease - \$1,457 / mo + Utilities



Spacious Office Condos

- Available Combined (currently) or Separately (plans available)
- Prime space for any Professional Practice
- Move-in condition Needs nothing
- · Recently redecorated
- Less than a mile from Exit 59 Merritt Pkwy
- Plenty of Parking



Property Information

Total Building SF	1,968 SF
Available SF	1.968
Year Built	1988
Ceiling Height	N/A
City Water / Well	City Water
City Sewer / Septic	Septic
Sprinkler	No
Loading Dock	No
Overhead Door	No
Construction	Brick/Stone
HVAC	Forced Air/Central A/C
Electric Service	TBD
Gas	Yes
Column Spacing	N/A
# of Floors	1
Land Area	TBD
Parking	Parking Lot
Bathrooms	Average
Frontage	253 +/-'
Zoning	DEV1
Assessment	\$188,230
Common Charges	Unit #301-\$132/mo Unit #302-\$!05/mo
Mill Rate	41.53
Taxes	7,817
Taxes / SF	\$3.97

1 Bradley Rd, #301 & #302, Woodbridge, CT 06525

Comments:

2 Office Condos (currently combined) available in Woodbridge Office Park on busy Rte. 63. Both units are available for Sale or Lease, individually or combined. Move-in condition - Recently redecorated - Needs nothing. Unit #301 is 1,094 SF for Sale at \$218,800, or Lease for \$1,823 / mo. plus Utilities. Adjoining Unit #302 is 874 SF for Sale at \$174,800, or Lease for \$1,457 / mo. plus Utilities. Floor plans available. Join other professionals in this tidy office complex.

Ken Ginsberg **Broker** (203) 376-6266 ken@kngrealty.com

174 Cherry Street Milford CT 06460 (203) 701-4848



This document has been prepared by RLWD Commercial for advertising and general information only. RLWD Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. RLWD Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of RLWD Commercial and/or its licensor(s). ©2018. All rights reserved.

Real Living Wareck D'Ostilio

New Haven * Milford * Woodbridge * Branford