



COMMERCIAL

New Haven * Milford * Woodbridge * Branford

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



Real Living Wareck D'Ostilio

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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

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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.

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