



COMMERCIAL New Haven * Milford * Woodbridge * Branford * Old Saybrook

1,672 SF OFFICE / RETAIL BUILDING AVAILABLE FOR LEASE

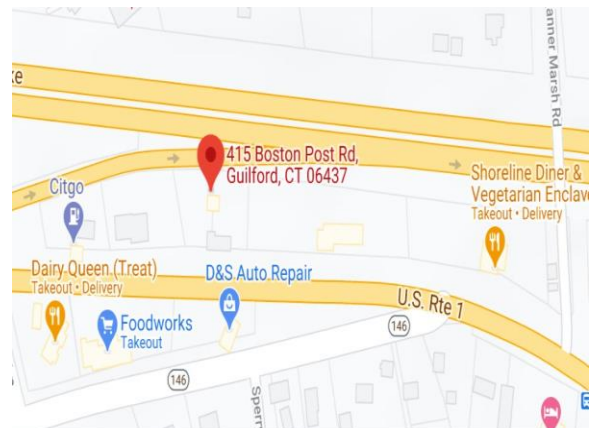
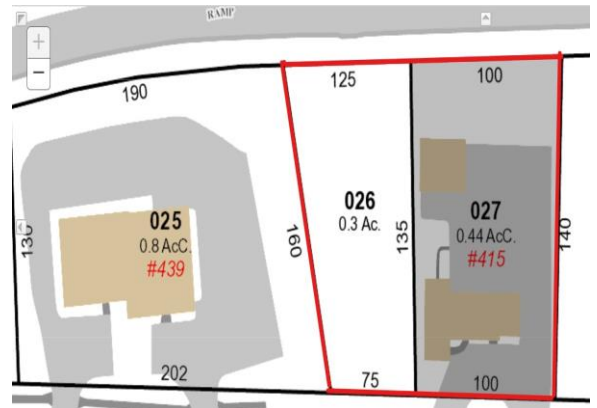
415-417 BOSTON POST RD, GUILFORD, CT 06437



**OFFICE / RETAIL BUILDING
1,672 SF
FOR LEASE
\$2,500 per month NNN**

High Traffic Office / Retail Space

- Prime Office / Retail space ideal for Accounting / Attorney / Insurance office, Hair / Nail Salon, Barber Shop
- Highly visible from Rte 1
- Move-in condition – Needs nothing
- Easy access to and from I-95
- Parking in attached lot, front and rear





Property Information

Total Building SF	1,672 SF
Available SF	1,672 SF
Year Built	1957
Ceiling Height	N/A
City Water / Well	City Water
City Sewer / Septic	Septic
Sprinkler	No
Loading Dock	No
Overhead Door	No
Construction	Aluminum Siding
HVAC	Hot Water/Central A/C
Electric Service	200 AMP
Gas	No
Column Spacing	N/A
# of Floors	1
Land Area	0.74
Parking	Front & Rear lots
Bathrooms	Average
Frontage	175 +/-'
Zoning	TS
Assessment	\$251,410
Common Charges	N/A
Mill Rate	32.31
Taxes	\$8,123
Taxes / SF	\$4.86

415-417 Boston Post Rd, Guilford, CT 06437

Comments: Located on busy Route 1 in Guilford, this single level office / retail 1,672 SF building is available for \$2,500/mo NNN (does not include garage in the rear). Perfect for use by Accountants, Attorneys, Insurance professionals or as any number of retail businesses such as Beauty Salons, Nail Boutiques or Barber Shop. Move-in condition, needs nothing. Abundant parking. This is the location you've been looking for in the quaint town of Guilford.

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