



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

**AVAILABLE FOR SALE & LEASE
2,160 SF RETAIL / OFFICE / MEDICAL**

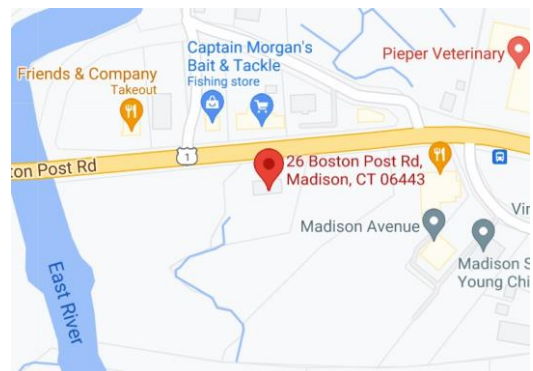
26 Boston Post Rd, Madison, CT 06443



**For Sale: \$500,000
For Lease: \$4,000/mo NNN**

**Completely Remodeled
Open Floor Plan
Great Retail, Professional Office or
Medical Space
Beautiful Water Views**

- New feel with recent interior remodel
- Open Floor Plan – no columns or walls
- Overhead doors
- Side deck
- Generous parking
- Located on busy Route 1
- Shoreline location just over the Madison border
- Easy Access to I-95





Property Information

Total Building SF	2,160 SF
Available SF	2,160 SF
Year Built	1978
Ceiling Height	9' +/-
City Water/Well	City Water
City Sewer/ Septic	Septic
Sprinkler	0
Loading Dock	1
Overhead Door	1
Construction	Frame
HVAC	Forced Air/No A/C
Electric Service	TBD
Gas	Yes
Column Spacing	None
# of Floors	1
Parking	Parking Lot in Front
Bathrooms	1-plumbed for second ½ bath
Acreage	0.87
Frontage	119' +/-
Zoning	C
Assessment	\$228,000
Environmental	TBD
Mill Rate	28.35
Taxes	\$6,464
Taxes / SF	\$2.99

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Comments:

Unique Office / Retail / Shop / Medical space available for Sale or Lease on busy Route 1 in the quaint town of Madison. Open Floor Plan...no walls, no columns. Plenty of natural light and ample parking at this completely remodeled building with spectacular views overlooking the salt marsh. Across the street from a marina and food market. EZ Access to I-95. First building over the Madison border.

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