

COMMERCIAL CONDO AVAILABLE FOR SALE OR LEASE

472 Boston Post Rd, Unit #2, Orange CT 06477

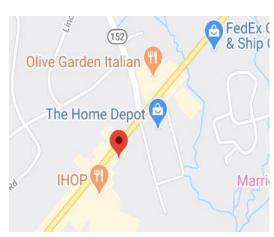


1,102 SF COMMERCIAL OFFICE CONDO SALE PRICE: \$199,000 LEASE PRICE: \$1,850/mo. + Utilities

Rare, Spacious Office Condo



- Prime space for any Medical, Therapeutic or Professional Practice
- Move-in condition Needs nothing
- Recently redecorated
- 3 Exam Rooms, Office, Reception & Open Area
- Excellent signage
- Plenty of Parking



Real Living Wareck D'Ostilio New Haven * Milford * Woodbridge * Branford

RUD COMMERCIAL New Haven * Milford * Woodbridge * Branford Property Information

Total Building SF	5,510
Available SF	1,102 +/- SF
Year Built	1984
Ceiling Height	N/A
City Water / Well	Well
City Sewer / Septic	Septic
Sprinkler	No
Loading Dock	No
Overhead Door	No
Construction	Cedar/Redwood
HVAC	Forced Hot Air
Electric Service	TBD
Gas	Yes
Column Spacing	N/A
# of Floors	1
Land Area	TBD
Parking	Parking Lot
Bathrooms	Average
Frontage	127'
Zoning	C-2
Assessment	\$126,100
Common Charges	\$300/mo
Mill Rate	32.59
Taxes	4,110
Taxes / SF	\$3.72

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Comments:

Rare 1,102 SF Office Condo available in Cedarwood Plaza for Sale (\$199,000) or Lease (\$1,850/mo plus Utilities) on busy Rte.1 in Orange. Move-in condition -Recently redecorated - Needs nothing.3 exam rooms, office, reception and open area. Excellent signage and abundant parking in front or rear lot. Join other professionals in this tidy complex. Ken Ginsberg Broker (203) 376-6266 ken@kngrealty.com



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