



COMMERCIAL

New Haven * Milford * Woodbridge * Branford

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

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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.

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