

## COMMERCIAL CONDO AVAILABLE FOR SALE OR LEASE

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

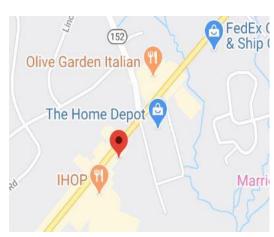


1,102 SF COMMERCIAL OFFICE CONDO SALE PRICE: \$199,000 LEASE PRICE: \$1,850/mo. + Utilities

### 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         |
|                     |                |

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

#### 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



174 Cherry Street Milford CT 06460 (203) 701-4848

This document has been prepared by RLWD Commercial for advertising and general information only. RLWD Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. RLWD Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of RLWD Commercial and/or its licensor(s). ©2018. All rights reserved.

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