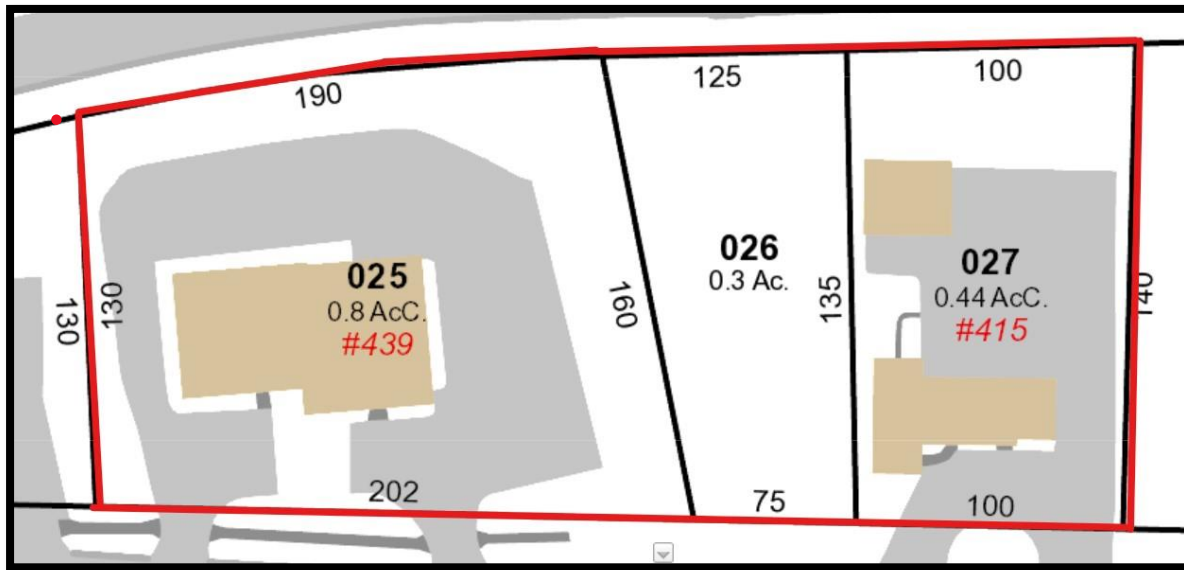




DEVELOPMENT PROPERTY (1.54 Acres) FOR SALE

415 - 439 BOSTON POST RD, GUILFORD, CT 06437



**3 Lots (can be sold separately)
3 buildings on 1.54 acres**

**Near Goose Lane I-95 exit
1.54 acres w buildings
\$2,050,000**

- Fast Food Franchise,
- Medical, Office, Retail
- Highly visible from Rte 1
- Visible from I-95
- Short distance from Goose Lane I-95 exit
- Can be purchased seperately





Property Information

Total Building SF	1,672, 864 & 4,100 SF
Available SF	1,672, 864 & 4,100 SF
Year Built	1957, 1964/2008
Ceiling Height	N/A
City Water / Well	City Water
City Sewer / Septic	Septic
Sprinkler	No
Loading Dock	No
Overhead Door	Rear building has one
Construction	Various
HVAC	Hot Water/Central A/C
Electric Service	200 AMP
Gas	No
Column Spacing	N/A
# of Floors	1
Land Area	0.8, 0.44 and 0.3
Parking	Front & Rear lots
Bathrooms	Average
Frontage	377 +/-'
Zoning	TS
Assessment	\$811,060
Common Charges	N/A
Mill Rate	32.03
Taxes	\$25,978
Taxes / SF	\$4.43

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Comments: Located on busy Route 1 in Guilford and right off the Goose Lane exit, this property contains 2 single level office / retail 1,672 SF buildings and 4,100 SF along with an 864 SF Garage. All Buildings in move in condition or level them for a development site to be used for a franchise, fast food, or medical building. Level site.

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