



HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven * Milford * Woodbridge* Branford * Old Saybrook

4,100 SF Retail Building FOR SALE or LEASE

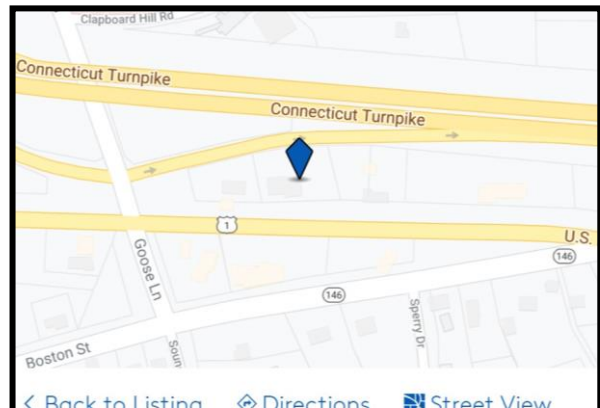
439 Boston Post Rd, Guilford, CT 06437



For Sale: \$1,200,000
For Lease: \$22.50/SF NNN

**Free Standing Retail
Building**
**High Traffic Count of
12,200 CPD**
Huge Parking Area

- 4,120 SF Building on 0.65 acres
- Located in Commercial area
- Highly trafficked region
- Expansive Parking lot
- Suitable for Restaurant, Retail Showroom, Daycare, Offices and much more
- Close to I-95 exit 59



Houlihan Lawrence Wareck D'Ostilio

New Haven * Milford * Woodbridge * Branford * Old Saybrook



HOULIHAN LAWRENCE

New Haven * Milford * Woodbridge* Branford * Old Saybrook

WARECK D'OSTILIO

Property Information

Total Building SF	4,100
Available SF	4,100
Year Built	1961
Ceiling Height	TBD
City Water / Well	City Water
City Sewer / Septic	Septic
Sprinkler	TBD
Loading Dock	0
Overhead Door	0
Construction	Masonry/Concrete Block
HVAC	FHA & Central A/C
Electric Service	TBD
Gas	No
Column Spacing	TBD
# of Floors	1
Roof	Shingles/Asphalt
Parking	Asphalt
Bathrooms	2
Frontage	150 +/- SF
Zoning	C-3
Acreage	0.65
Mill Rate	32.62
Assessment	\$559,650
Taxes	\$18,256
Taxes / SF	\$4.45

439 Boston Post Rd, Guilford, CT 06437

Comments:

This 4,100 SF Retail building on .65 Acres is available for Sale or Lease. Located on busy Boston Post Rd, this property is suitable for a Restaurant, Showroom, Daycare, Martial arts studio, Professional Office space and more. Expansive parking area. High visibility on Rte 1 at this highly trafficked location, which is .1 miles from Exit 59 off I-95.

Ken Ginsberg
Broker
(203) 376-6266
ken@kngrealty.com

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



This document has been prepared by HLWD Commercial for advertising and general information only. HLWD 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. WLWD 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 HLWD Commercial and/or its licensor(s). ©2018. All rights reserved.