



## 25 BOSTON POST ROAD, MADISON

RETAIL-OFFICE-SERVICE BUSINESS

**\$1,495/MONTH**

**+ UTILITIES**

**FOR LEASE:** A 935 SF retail/office unit in a retail strip center on Route #1 very near the Guilford town line. Suitable for many types of use, including retail, office, or service businesses. Most recently it was a carpet and flooring sales showroom. The complete renovation of the building and the lot will be completed by October 1st. Lots of parking available. \*Taxes below are for the entire building and lot.

**Present Use:** Carpet and flooring sales

**Potential Use:** Any retail, office, service business, etc.

**Directions:** I-95, Exit #59 to #60 to Route 1 to the building in the immediate area of the Madison/Guilford town lines.

<b><u>AVAILABILITY</u></b>	SF Available: 953 SF SF Available Office: 953 SF	Ceiling Height: 8' Ceiling Height: 8'	Overhead Doors: None Truck Docks: None	Minimum 953 SF Subdivide: 953 SF
<b><u>BUILDING INFORMATION</u></b>	Stories: 1 ½ First Floor Area: 3,000 SF Second Floor Area: 900 SF Third Floor Area: Other Floor Areas: Office Area: Total Floor Area: 3,900 SF	Ceiling Height: 8' Ceiling Height: 8' Ceiling Height: Ceiling Height:	Overhead Doors: 0 Truck Dock(s): 0 Year Built: 1950 Condition: Very Good Construction Type: Wood frame Roof: Gable-asphalt shingle Lin. Ft. Clear Span: Mostly all	Size: Size:
<b><u>LAND</u></b>	Lot(s): 1 Area SF: Acres: .07 Parking: 8 Zoning: C Restrictions/Easements: Subject to the rights of other tenants		Frontage: 110' Depth: Varies % Land Coverage: 18% % Building Coverage Permitted: 30% Condition of site: Level	
<b><u>Utilities</u></b>	<b><u>Mechanical Equipment</u></b>	<b><u>Assessment</u></b>	<b><u>Transportation</u></b>	
Water: City Gas: Yes Volts: 220 Amps: 100 Phase: 1 Sewer: Sept.	Elevator Size: None Heating: Gas hot air Air Conditioning: Yes Sprinkler: None Other Equipment:	Land: \$197,300 Building: \$243,300 Total: \$440,600 Mills: 28,04 Taxes: *\$12,385 A/S: 70%	Bus Service: Yes Distance: At door Turnpike: I-95 Exit: 59 or 60	

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Information contained herein is subject to errors and omissions-believed to be accurate but is not warranted.

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