

652 BOSTON POST ROAD, UNIT #3, GUILFORD **Sale: \$56,700.00**
A 648 SF OFFICE CONDO WITH 2 PRIVATE OFFICES **Lease: \$12.00/SF**

FOR SALE OR LEASE: A 648 SF office condo with a large reception area, 2 private office/exam rooms and a lavatory. Recently refurbished. Lots of parking. Convenient location on Route 1 with I-95, YNHH Shoreline Medical Center and many other businesses & restaurants close by. For Sale at \$56,700 or For Lease at \$12.00/SF. Heat is included. Condo Fees = \$227.33/Month.

Note: Unit #4 (adjacent, with a shared vestibule) is also for sale at \$84,150 or for lease at \$12.00/SF.

Present Use: Vacant

Potential Use: Any medical or professional office, massage therapy, general office use

Directions: I-95 N to Exit 58 to CT-77. Turn RIGHT. Continue .5 mi. to Boston Post Rd. Turn LEFT. Continue .75 miles to #652 on RIGHT. I-95S to Exit 59. RIGHT off exit to Boston Post Rd. Turn RIGHT to #652 on LEFT

AVAILABILITY	SF Available:	648	Ceiling Height:	9'	Overhead Doors:	N/A	Minimum	648 SF
	SF Available Office:	648	Ceiling Height:		Truck Docks:	N/A	Subdivide:	
BUILDING INFORMATION	Stories:	2			Overhead Doors:	0	Size:	
	First Floor Area:	648 SF	Ceiling Height:	9'	Truck Dock(s):	0	Size: First Floor Area:	
	Second Floor Area:		Ceiling Height:		Year Built:	1985		
	Third Floor Area:		Ceiling Height:		Condition:	Very Good		
	Other Floor Areas:		Ceiling Height:		Construction Type:	Wood Frame		
	Office Area:	648 SF	Ceiling Height:		Roof:	Gable – Asphalt Shingle		
LAND	Total Floor Area:	648 SF			Lin. Ft. Clear Span:			
	Lot(s):	In common			Frontage:			
	Area SF:				Depth:			
	Acres:				% Land Coverage:			
	Parking:	6+			% Building Coverage Permitted:	30%		
	Zoning:	TS			Condition of site:	Relatively level, rises to south		
	Restrictions/Easements:	Subject to title search & rights of other occupants						
Utilities		Mechanical Equipment		Assessment		Transportation		
Water:	City	Elevator Size:	N/A	Land:	In common	Bus Service:	Yes	
Gas:	Yes	Heating:	Gas hot air	Building:	\$43,230	Distance:	At door	
Volts:	220	Air Conditioning:	Central	Total:	\$43,230	Turnpike:	I-95	
Amps:	100	Sprinkler:	No	Mills:	31.28	Exit:	#58 or 59	
Phase:	1	Other Equipment:	N/A	Taxes:	\$1,384			
Sewer:	Septic			A/S:	70%			

Kevin Geenty
203-488-1005

Kevin@GeentyGroup.com

Cheryl Morris
203-488-1005

Cheryl@GeentyGroup.com

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

The **GEENTY GROUP**, Realtors • 765 East Main Street • Branford, CT 06040

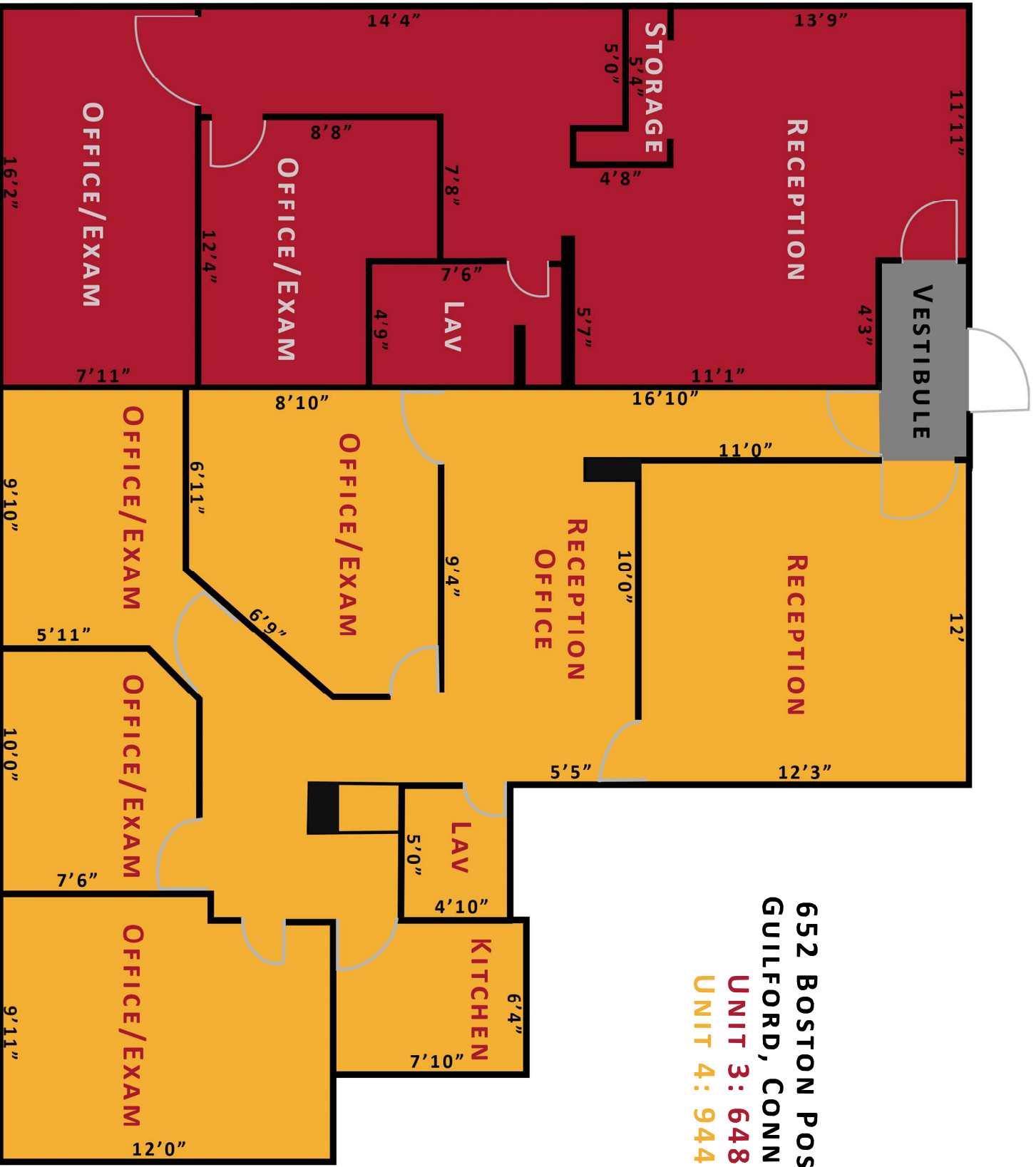
Tel: 203.488.1005 Fax: 203.481.6552

Email: info@geentygroup.com

www.geentygroup.com



652 BOSTON POST ROAD
 GUILFORD, CONNECTICUT
 UNIT 3: 648 SF
 UNIT 4: 944 SF



THIS FLOOR PLAN IS NOT TO SCALE. DIMENSIONS APPROXIMATE TO +/- 3".

