



**652 BOSTON POST ROAD, UNIT #4, GUILFORD**      **Sale: \$84,150.00**  
**GUILFORD PROFESSIONAL BUILDING**      **Lease: \$12.00/SF**

**FOR SALE OR FOR LEASE: A 944 SF professional office condo, 4 office/exam rooms, large waiting/reception area w/window, kitchenette and lav. Recently refurbished. Lots of parking. Convenient location on US-1 with I-95, YNH Medical Center + many other businesses & restaurants close by. Plenty of parking. Condo Fees = \$341.00.**

**For Sale at \$84,150 or For Lease at \$12.00/SF + utilities. Heat included. Condo Fee paid by Landlord.**

**Note: Unit #3 (adjacent with shared vestibule) is also available for sale at \$56,700 or for lease at \$12.00/SF**

**Present Use: Therapists Office**

**Potential Use: Any medical, professional or 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**

<b>AVAILABILITY</b>	SF Available:	944 SF	Ceiling Height:	9'	Overhead Doors:	0	Minimum
	SF Available Office:	944 SF	Ceiling Height:		Truck Docks:	0	Subdivide:
<b>BUILDING INFORMATION</b>	Stories:	2			Overhead Doors:	0	Size:
	First Floor Area:	944 SF	Ceiling Height:	9'	Truck Dock(s):	0	Size:
	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:	944 SF	Ceiling Height:		Roof:	Gable – Asphalt Shingle	
<b>LAND</b>	Total Floor Area:	944 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 flat, rises to south	
	Restrictions/Easements: Subject to title search & rights of other occupants						
<b>Utilities</b>		<b>Mechanical Equipment</b>		<b>Assessment</b>		<b>Transportation</b>	
Water:	City	Elevator Size:	N/A	Land:	In common	Bus Service:	Yes
Gas:	Yes	Heating:	Gas hot air	Building:	\$62,400	Distance:	At door
Volts:	220	Air Conditioning:	Central	Total:	\$62,400	Turnpike:	I-95
Amps:	100	Sprinkler:	No	Mills:	31.28	Exit:	#58 or 59
Phase:	1	Other Equipment:	N/A	Taxes:	\$1,998		
Sewer:	Septic			A/S:	70%		

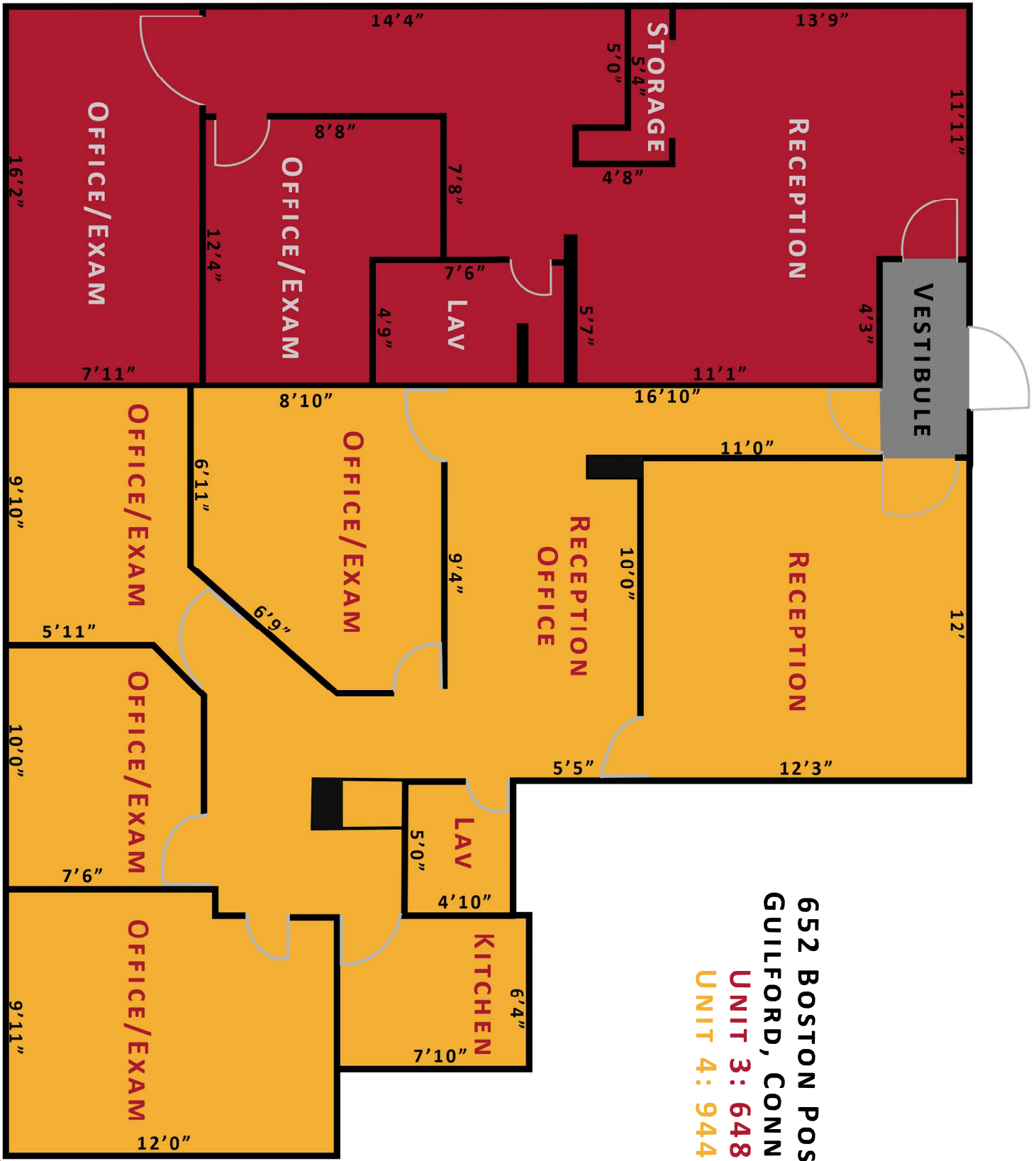
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Information contained herein is subject to errors and omissions-believed to be accurate but is not warranted.

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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".

