



540 EAST MAIN STREET, UNIT #7, BRANFORD \$247,000.00

A 3,200 SF COMMERCIAL CONDOMINIUM UNIT WITH A DOCK & OHDID

For Sale: A 3,200 SF Commercial Condominium Unit with a 500 SF mezzanine, overhead drive-in door & a truck dock, located in the IG-2 Zone. Perfect for any retail, service business, office, light industrial, distribution, etc. High-visibility location on busy US-1 (East Main Street) in Branford, .3 mi from I-95, Exit 56 and less than a mile to Exit 55. Many other businesses, shops, banks, restaurants & services close by. Formerly a print shop, the unit is currently configured into several office, storage & work rooms, but may easily be converted to clear-span, office, workshop, showroom, or any combination thereof. Condo fee is \$492.45/month.

Present Use: Formerly occupied by a retail/service business

Potential Use: Flex, retail, service business, light industrial, distribution, etc.

Directions: I-95N, Exit #56. LEFT. Continue to US-1 (3rd light). LEFT. Property is 200 feet on RIGHT. I-95S, Exit 56. LEFT. Continue to Leete's Island Road. RIGHT to US-1 (2nd light). LEFT & continue as above.

<u>BUILDING INFORMATION</u>	Stories:	2	Overhead Doors:	1 drive-in	Size: 10' x 10'
	First Floor Area:	3,200 SF	Truck Dock(s):	1	Size: 8' x 10'
	Second Floor Area:		Year Built:	1984	
	Third Floor Area:		Condition:	Very Good	
	Other Floor Areas:	500 SF Mezz.	Construction Type:	Masonry and Insulated Steel	
	Office Area:		Roof:	Flat	
	Total Floor Area:	3,700 SF	Lin. Ft. Clear Span:	Varies	

<u>LAND</u>	Lot(s):	1	Frontage:	500'
	Area SF:		Depth:	Varies
	Acres:	6	% Land Coverage:	30%
	Parking:	20	% Building Coverage Permitted:	30%
	Zoning:	IG-2	Condition of site:	Level/Dry
	Restrictions/Easements: A condominium – land in common			

<u>Utilities</u>		<u>Mechanical Equipment</u>		<u>Assessment</u>		<u>Transportation</u>	
Water:	City	Elevator Size:	N/A	Land:	In Common	Bus Service:	Yes
Gas:	Yes	Heating:	Gas fired hot air	Building:	\$193,100	Distance:	At door
Volts:	220	Air Conditioning:	Fully	Total:	\$193,100	Turnpike:	I-95
Amps:	200	Sprinkler:	No	Mills:	28.64	Exit:	65
Phase:	3	Other Equipment:		Taxes:	\$5,530.38		
Sewer:	Yes			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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