



420 EAST MAIN STREET - UNIT 18 - BRANFORD **\$194,500.00**

1, 537 SF OFFICE CONDOMINIUM IN THE THIMBLE CREEK PROFESSIONAL OFFICE COMPLEX

FOR SALE: A 1,537 SF office condominium in a well maintained complex with popular restaurant on premises. ADA accessible on the 3rd floor. Reception area, 2 large private offices, 7 partitioned work station offices that can easily be reconfigured, lav and kitchen. Huge windows offering an abundance of natural light. Energy efficient lighting. Ample parking. Convenient location on US-1 with easy access to I-95. Condo fees \$599.71 month. Available December 1, 2020.

Present Use: Publishing Office

Potential Use: CPA, insurance, law, medical office or any professional office use.

Directions: I-95N, Exit 55. **RIGHT** onto East Main Street (US1). Continue .5 miles. Property is on the **LEFT**. I-95S, Exit 55, **LEFT** onto East Main Street (US-1). Continue .5 miles. Property is on the **LEFT**.

<u>AVAILABILITY</u>	SF Available: 1,537 SF Available Office: 1,537	Ceiling Height: 8' Ceiling Height: 8'	Overhead Doors: 0 Truck Docks: 0	Minimum Subdivide: N/A
<u>BUILDING INFORMATION</u>	Stories: 3 First Floor Area: Second Floor Area: Third Floor Area: 1,537 Other Floor Areas: Office Area: Total Floor Area: 1,537	Ceiling Height: Ceiling Height: Ceiling Height: 8' Ceiling Height:	Overhead Doors: None Truck Dock(s): None Year Built: 1987 Condition: Very good Construction Type: Wood Frame/Vinyl Siding Roof: Gabled, T&G, Rubber Lin. Ft. Clear Span:	Size: Size:
<u>LAND</u>	Lot(s): In Common Area SF: Acres: Parking: 100 Zoning: IG2 Restrictions/Easements: Subject to title search and rights of other tenants, condominium by-laws		Frontage: 369' Depth: Varies % Land Coverage: 84 % Building Coverage Permitted: 84 Condition of site: Sloped, dry	
<u>Utilities</u>	<u>Mechanical Equipment</u>	<u>Assessment</u>	<u>Transportation</u>	
Water: City Gas: Yes Volts: 220 Amps: 100 Phase: 1 Sewer: City	Elevator Size: 6 People Heating: Gas Hot Air Air Conditioning: Central/Fully Sprinkler: Yes Other Equipment:	Land: Building: \$130,000.00 Total: \$130,000.00 Mills: 28.92 Taxes: \$3,759.60 A/S: 70%	Bus Service: Yes Distance: Street Turnpike: I-95 Exit: 55	

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