

# Small Office Options on Main Street, Old Saybrook

160 Sqft - 191 Main Street, Old Saybrook, Connecticut 06475

## Property Description

A 160 SF 2nd Floor private office in a multi-tenant building conveniently located in the Old Saybrook commercial business district. Light & bright with views of Main Street. Furnished common waiting area. Perfect for small-office, mental health professionals, etc. Some file storage may be available at no extra charge. Numerous businesses, restaurants, shops & services as well as "The Kate" Performing Arts Center and Town Hall are footsteps away. On & off-Street parking. Join lawyers, financial advisors and a dental suite in this iconic building. \$500/mo + Electric.

## Availability

Listing Type: **For Lease**

Property Type: **Office**

Price: **\$500**

Price Type: **/Month + Utils**

Square Footage: **160 Sqft**

Minimum Ceiling Height: **9 ft**

Maximum Ceiling Height: **9 ft**

Present Use:: **Office**

Potential Use:: **Office**

Office Sqft: **160**

## Address Map

Address: **191 Main Street, Old Saybrook, Connecticut 06475**

Country: **US**

State: **CT**

City: **Old Saybrook**

Zipcode: **06475**

## Features

- Lobby
- Conference Rooms
- High-Visibility Location
- Central Business District
- Foot Traffic
- Private Offices
- Kitcheonette
- High Traffic Count
- Nearby Shops/Restaurants/Businesses

## Building Details

Stories:	<b>2</b>
Year Built:	<b>1904</b>
Condition:	<b>Excellent</b>
Roof:	<b>Asphalt Shingle/Gabled</b>
Construction Type:	<b>Wood Frame</b>
Total Floor Area:	<b>4,545 Sqft</b>

## Utilities

Availability:	<b>Connected</b>
Source:	<b>Municipal</b>
Type:	<b>Septic</b>
Availability:	<b>Connected</b>
Availability:	<b>Connected</b>
Provider:	<b>Public Utility</b>
Volts:	<b>110</b>
Amps:	<b>200</b>
Phase:	<b>I</b>

## Assessment

Land:	<b>\$0</b>
Building:	<b>\$0</b>
Total:	<b>\$0</b>
Taxes:	<b>\$0</b>

## Site

Lot(s):	<b>1</b>
Area SF:	<b>25,700 Sqft</b>
Acreage:	<b>0.59 Acre(s)</b>
Parking:	<b>25</b>
Zoning:	<b>B-1</b>
Frontage:	<b>120 ft</b>
Depth:	<b>214</b>
% Land Coverage:	<b>25</b>
% Land Coverage Permitted:	<b>30</b>
Condition of Site:	<b>Level, Paved</b>

## Mechanicals

Heating:	<b>Electric</b>
Air Conditioning:	<b>Window Units</b>

## Transportation

Bus Service:	<b>Yes</b>
Distance:	<b>Street</b>
Turnpike:	<b>I-95</b>
Exit:	<b>67</b>

Agent Info

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