

1795 Boston Post Road - Unit D-1 - Guilford

2,196 Sqft - 1795 Boston Post Road, Guilford,
Connecticut 06437

Property Description

A 2,196 SF 2nd Floor Office Condominium featuring 2-3 private offices, a conference room, reception, large bullpen/open space, kitchenette/coffee counter, storage and private deck. Convenient & accessible location. Entry via choice of ground floor front parking lot (with elevator access to the 2nd floor) or elevated rear lot. Front lot is adjacent to I-95, Exit 57. Rear lot is shared with Guilford Commons and its selection of retail shops & eateries including Panera, Fresh Market & MooYah. Perfect for any professional office use. \$167,000.00.. Common fees = \$295/month.

Availability

Listing Type: **For Sale**

Property Type: **Office**

Price: **\$167,000**

Square Footage: **2,196 Sqft**

Minimum Ceiling Height: **9 ft**

Maximum Ceiling Height: **9 ft**

Condo Fee: **\$295**

Present Use:: **Former office of a forensic accountant**

Potential Use:: **Any professional office use, medical,**

Address Map

Building Name: **Parkview Plaza**

Unit #: **D-1**

Address: **1795 Boston Post Road, Guilford, Connecticut 06437**

Country: **US**

State: **CT**

City: **Guilford**

Zipcode: **06437**

Features

Proximate to Interstate: **Yes**

Easy On/Easy Off: **Yes**

Private Offices Open Workstation Area

Conference Rooms Kitchenette

Storage

Office Park: **Yes**

High-Visibility Location High Traffic Count

Nearby Shops/Restaurants/Businesses

law, financi

Office Sqft:	2196
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Building Details

Stories:	1
Year Built:	1988
Condition:	Excellent
Roof:	Asphalt Shingle
Construction Type:	Wood Frame
Total Floor Area:	2,195 Sqft

Site

Lot(s):	1
Area SF:	89,733 Sqft
Acreage:	2.06 Sqft
Parking:	Ample
Zoning:	SCW
Frontage:	200 ft
Depth:	Varies
Condition of Site:	Level, Dry
Restrictions:	Subject to Condo Association Regulations

Utilities

Availability:	Connected
Source:	Municipal
Type:	Septic
Availability:	Connected
Type:	Natural Gas
Availability:	Connected
Provider:	Public Utility
Availability:	Connected
Provider:	Public Utility
Volts:	110
Amps:	100
Phase:	I

Mechanicals

Elevator:	Yes
Elevator Size:	4 Person
Heating:	Forced Hot Air
Air Conditioning:	Fully
Sprinkler:	Yes

Assessment

Land:	\$0
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Transportation

Bus Service:	Yes
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Building:	\$110,180
Total:	\$110,180
Mill Rate:	25.88
Taxes:	\$2,851
A/S Ratio:	70

Distance:	Street
Turnpike:	I-95
Exit:	57

Agent **Info**



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