



191 MAIN STREET

OLD SAYBROOK

**A 160 SF 2ND FLOOR SINGLE-ROOM OFFICE
IN THE HEART OF OLD SAYBROOK**

**\$500.00/Month
+ Electric**

FOR LEASE

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.

Present Use: Former Tutoring Service

Potential Use: Any small office, mental health professionals, financial planner, Attorney, CPA, etc.

AVAILABILITY

SF Available:	160	Ceiling Height:	9'	OH Doors:	NA
SF Available Office:	160	Ceiling Height:	9'	Truck Docks:	Na
Minimum Subdivide:	160SF				

BUILDING INFORMATION

Stories:	2		
First Floor Area:	2,089SF	Ceiling Height:	9'
Second Floor Area:	1,983SF	Ceiling Height:	9'
Third Floor Area:	473SF	Ceiling Height:	7'
Other Floor Areas:	SF	Ceiling Height:	
Office Area:	4,072SF		
Total Floor Area:	4,545SF		
Overhead Doors:	0	Size:	--
Truck Dock(s):	0	Size:	--
Year Built:	1904		
Condition:	Good		
Construction Type:	Wood Frame		
Roof:	Asphalt/Gabled		
Lin. Ft. Clear Span:			

LAND

Lot(s):	1	Frontage:	120'
Area SF:		Depth:	214'
Acres:	.59	% Land Coverage:	25
Parking:	25	% Building Coverage Permitted:	30
Zoning:	B-1	Condition of site:	Level, Paved

UTILITIES

Water: City
Sewer: Septic
Gas: NA

POWER

Volts: 110
Amps: 200
Phase: 1

MECHANICAL EQUIPMENT

Elevator Size: NA
Heating: Electric
Air Conditioning: Window Units
Sprinkler: No
Other Equipment:

ASSESSMENT

Land:
Building:
Total:
Mills:
Taxes:

TRANSPORTATION

Bus Service: Yes
Distance: Street
Turnpike: I-95 N/S
Exit: 67/68
Distance: 1.25 Miles



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The GEENTY GROUP, Realtors
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