



149 DURHAM ROAD, MADISON, CT

\$139,000.00

A 1,419 SF TURNKEY OFFICE CONDOMINIUM IN OAK PARK

FOR SALE: Turnkey Office! Open the Door, Plug Your Laptop in and Your Business is Open! Offered Fully Furnished or without Furniture as a Cleanly Renovated Fresh Palette. A 1,419 SF 2nd Floor unit in a 3-story building - Fully Served by an Elevator and wide stairs. Oak Park is located across from the entrance/exit to I-95. Signalized intersection. Elevator building. Gorgeous Suite with 3 private offices + an additional private office or conference room, lobby, kitchen and lav. Currently the home of a financial planning firm. Also great for Wellness, Medical, Therapy/Counseling, CPA or Law Firm. Many other professional/medical practices in the building. Ample parking.

Present Use: Financial Planner's Office

Potential Use: Any Professional or Medical Office Use

Directions: I-95N, Exit 61. LEFT off exit to 1st driveway on LEFT. #149 is the first building on the RIGHT. I-95S, Exit 61. Cross to driveway opposite exit, then as above.

BUILDING INFORMATION

Stories:	1	Overhead Doors:	NA	Size:	
First Floor Area:	1,419 SF	Truck Dock(s):	NA	Size:	
Second Floor Area:	NA	Year Built:	1987 – Renovated in 2015		
Third Floor Area:	NA	Condition:	Turnkey		
Other Floor Areas:	NA	Construction Type:	Wood Frame		
Office Area:	1,419 SF	Roof:	Asphalt Shingle/Gabled		
Total Floor Area:	1,419 SF	Lin. Ft. Clear Span:			

LAND

Lot(s):	1	Frontage:	484'
Area SF:	In Common	Depth:	Varies
Acres:	In Common	% Land Coverage:	NA
Parking:	50	% Building Coverage Permitted:	NA
Zoning:	RU-2	Condition of site:	Level, Dry
Restrictions/Easements: Subject to Title Search			

Utilities

Water:	City
Gas:	Yes
Volts:	110
Amps:	100
Phase:	I
Sewer:	Septic

Mechanical Equipment

Elevator Size:	5
Heating:	Gas Hot Air
Air Conditioning:	Fully
Sprinkler:	No
Other Equipment:	Fully Furnished If desired

Assessment

Land:	In Common
Building:	\$118,700.00
Total:	\$118,700.00
Mills:	28.35
Taxes:	\$3,365.00
A/S:	70%

Transportation

Bus Service:	No
Distance:	Street
Turnpike:	I-95
Exit:	61

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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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