

COMMERCIAL PROPERTY FOR SALE

25 Chesterfield Rd

East Lyme, CT 06333

OFFERING PRICE
\$449,900



Exterior View & Ramp Access



Renovated Interior / Office Space

LOT SIZE
1.17 Acres

PROPERTY TYPE
Commercial

LAYOUT
2-Unit Office

LOCATION
Near I-95

PROPERTY OVERVIEW

Prime Investment or Owner-Operator Opportunity! Beautifully renovated commercial property boasting high frontage visibility, located just off I-95 near the highly accessible Flanders Four Corners in East Lyme on a generous 1.17-acre lot.

- **Flexible Configuration:** Configured as a 2-unit office building with separate entrances and access on each level.
- **Separate Utilities:** Equipped with individual electric meters and separate bathrooms for each unit.
- **Versatile Usage:** Can be rented individually to dual tenants for maximized rental income, or used as an ideal turnkey location for an owner/operator.
- **High Visibility & Access:** Exceptional road frontage and convenient proximity to major interstate routes and commercial hubs.

Vesel Emini

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