



EXCLUSIVE

MEDICAL OFFICE SPACE

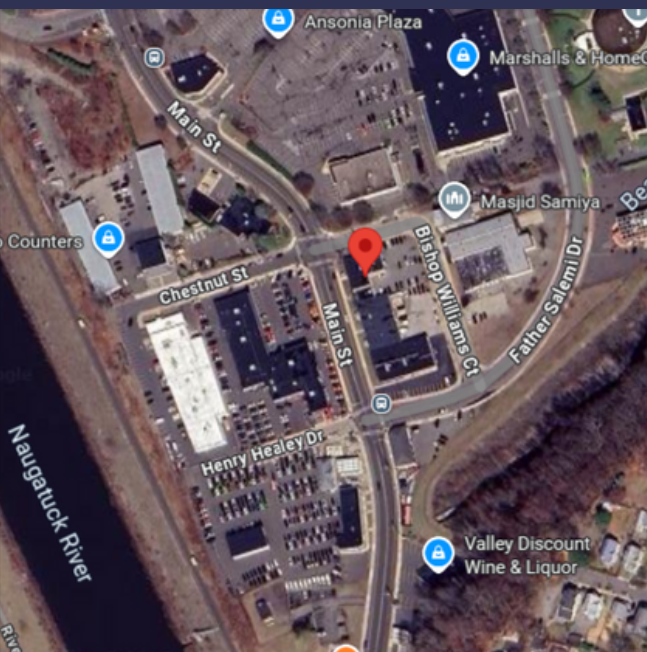
497 Main Street ANSONIA, CT

- 2,040± SF GROUND FLOOR SPACE
- FLEXIBLE OFFICE USES
- 30+ SPACE PARKING LOT
- HIGH VISIBILITY DOWNTOWN LOCATION



FOR RENT

\$18/SF NNN



ABOUT THE PROPERTY

- 2,040± SF ground floor medical office space
- Flexible layout to accommodate a variety of professional services
- High-visibility Main Street location in downtown Ansonia
- Surrounded by local businesses, dining, and community amenities
- Parking Lot and ample nearby parking
- ADA Compliant unit
- Building is currently occupied with other Medical Office tenants



PRESENTED BY
KEN GINSBERG
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www.kngrealty.com

377 Main St,
West Haven CT, 06516

497 Main Street

Total SQFT	9,624± SF
Acreage	0.32 acres
Year Built	1968
Ceiling Height	N/A
City Water/Well	Public Water
City Sewer/Septic	Public Sewer
Construction	Brick/Masonry
Heating	Forced Hot Air
A/C	Central Air
Roof Structure	Flat, Tar & Gravel
# of Floors	2
Parking	Yes
Bathrooms	N/A
Assessment	\$452,900
Mill Rate	28.55

