



1921 BOSTON POST ROAD WESTBROOK, CT TROLLEY SQUARE

**\$1,175.00/MO
+ UTILITIES**

FOR LEASE: Architecturally interesting second floor offices with key code access and easy parking. \$1,175.00 is for all 3 offices. Can also be leased individually: \$425.00 for corner office w/kitchenette. \$350.00 for middle office. \$385.00 for end corner office. Great for CPA, Lawyer, Yoga, Pilates, Wellness, and more.

Present Use: Financial Advisor's Office

Potential Use: Any office, take 1, 2 or 3

Directions: I-95 to Exit 66 to Boston Post Road, right on Route 1 to #1921.

<u>AVAILABILITY</u>	SF Available:	800 SF	Ceiling Height:	Overhead Doors: 0	Minimum
	SF Available Office:	800 SF	Ceiling Height:	Truck Docks: 0	Subdivide:
<u>BUILDING INFORMATION</u>	Stories:	2	Ceiling Height:	Overhead Doors: 0	Size:
	First Floor Area:	0	Ceiling Height:	Truck Dock(s): 0	Size:
	Second Floor Area:	800 SF	Ceiling Height:	Year Built: 1989	
	Third Floor Area:		Ceiling Height:	Condition: Excellent	
	Other Floor Areas:		Ceiling Height:	Construction Type: Wood frame	
	Office Area:			Roof: Gable shingle	
<u>LAND</u>	Total Floor Area:	800 SF		Lin. Ft. Clear Span: 30	
	Lot(s):	1	Frontage:	350'	
	Area SF:	59,677 SF	Depth:	170'	
	Acres:	1.37	% Land Coverage:	30%	
	Parking:	75+	% Building Coverage Permitted:	30%	
	Zoning:	CD	Condition of site:	Level, dry	
Restrictions/Easements: Unknown					
<u>Utilities</u>		<u>Mechanical Equipment</u>		<u>Assessment</u>	
Water:	Pub.	Elevator Size:	N/A	Land:	\$225,860
Gas:	Pub.	Heating:	Gas hot air	Building:	\$1,044,540
Volts:	110	Air Conditioning:	Yes	Total:	\$1,270,400
Amps:	100	Sprinkler:	No	Mills:	
Phase:	1	Other Equipment:	Key pad	Taxes:	
Sewer:	Sept.			A/S:	70%
				<u>Transportation</u>	
				Bus Service:	Yes
				Distance:	3 blocks
				Turnpike:	I-95
				Exit:	66

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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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