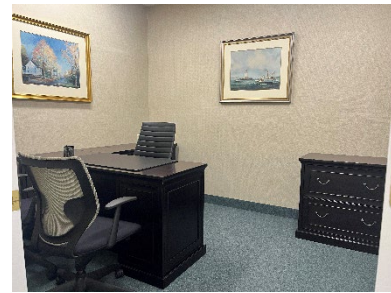


1,614 +/- SF Office Condo  
**FOR SALE**  
**\$325,000**



**Unit 3, 666 Boston Post Rd, Guilford  
(aka 652 Boston Post Rd)**

We are pleased to present for sale Unit 3 of the Guilford Professional Center.

This 1,614+/-SF Professional Office Condominium is an in-line office of a 4-unit commercial condominium, single-story building, aka "652 Boston Post Road". The current floor plan includes Reception/Waiting Area, 3 Private Offices, 1 Bathroom, Kitchenette / Break Area, IT/ Storage Room, and a large, open Training Room / Conference Room / Gym Area. Unit 3 shares equally in the condominium common expenses at a 25% allocation. Utilities (Water, Gas, Electric) are separately metered. With direct frontage along Route 1, the "Guilford Professional Center" has great visibility and ease of access, and is located just west of Goose Lane, Exit 59 off I-95. Co-tenant is Yale Northeast Medical Group. This commercial condo affords both owner-users or investors the opportunity to own a well-maintained commercial property in a desirable location. It is ideal for Medical, Professional Office, Wellness/Therapy uses.

*The adjacent Unit 4 is available for sale separately.*

For more information contact:

Stephen Dowler

203-627-5398

dowlerco@gmail.com

RES.0818173



**1,614 +/- SF Office Condo**  
652 Boston Post Road, Guilford, CT 06437

**For Sale**  
**\$325,000**

**BUILDING INFORMATION**

Gross Bldg Area: 4,100 +/-  
Available Sq Ft: 1,614 +/-  
Number of Floors: 1  
Construction: Frame and Wood Truss  
Roof: Asphalt shingles  
Year Built: 1983

**SITE**

Site Area: 0.65 ac  
Zoning: PRB-3  
Parking: 33 in common  
Signage: Yes  
Visibility: Excellent, Route 1 frontage  
Hwy Access: I-95, Exit 59  
Frontage: 197' +/-

**Property Highlights**

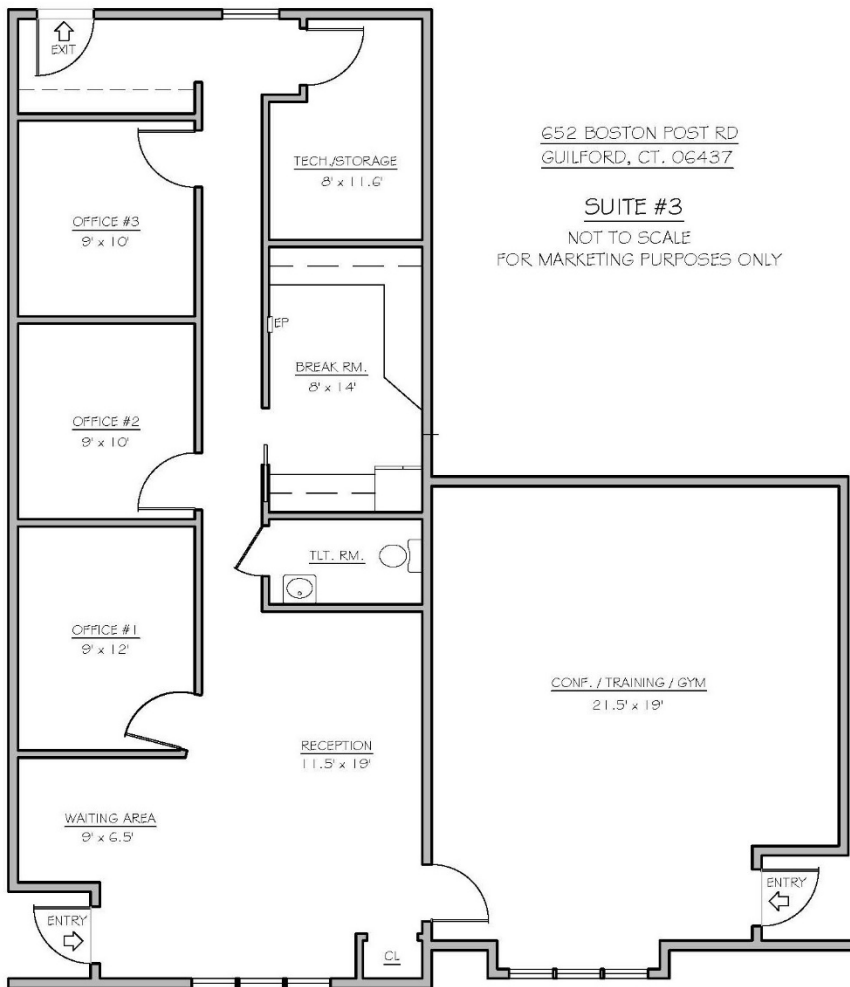
- Prime Route 1 location
- Great Visibility & Access
- Proximity to I-95, Exit 59
- Abundant parking
- Direct Access to Unit
- High Traffic Counts

**MECHANICAL EQUIPMENT**

Air Conditioning: Central Air - Electric  
Type of Heat: Gas (natural), Forced Air

**UTILITIES**

Sewer: Septic (private; shared)  
Water: Public Connected, metered  
Gas: Connected, Natural, metered  
Power: Connected, metered



The information in this document has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

For more information contact:  
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