



1795 BOSTON POST ROAD

UNIT D-1

GUILFORD

A 2,200 SF OFFICE CONDOMINIUM ADJACENT TO I-95
ON US-1 IN GUILFORD

\$167,000.00

FOR SALE

A 2,196 SF 2nd Floor Office Condominium featuring 2-3 private offices, a conference room, reception, large bullpen/open space, kitchenette/coffee counter, storage and private deck. Convenient & accessible location. Entry via choice of ground floor front parking lot (with elevator access to the 2nd floor) or elevated rear lot. Front lot is adjacent to I-95, Exit 57. Rear lot is shared with Guilford Commons and its selection of retail shops & eateries including Panera, Fresh Market & MooYah. Perfect for any professional office use. \$167,000.00. Common fees = \$295/month.

Present Use: Former office of a forensic accountant

Potential Use: Any professional office use, medical, law, financial, consultancy, wellness



BUILDING INFORMATION

Stories:	1	
First Floor Area:	2,196SF	Ceiling Height: 9'
Second Floor Area:	SF	Ceiling Height:
Third Floor Area:	SF	Ceiling Height:
Other Floor Areas:	SF	Ceiling Height:
Office Area:	2,196SF	
Total Floor Area:	2,196SF	
Overhead Doors:	0	Size:
Truck Dock(s):	0	Size:
Year Built:	1988	
Condition:	Good	
Construction Type:	Wood Frame	
Roof:	Asphalt Shingle	
Lin. Ft. Clear Span:		

LAND

Lot(s):	1	Frontage:	200'
Area SF:	89,733	Depth:	Varies
Acres:	2.06	% Land Coverage:	
Parking:	Ample	% Building Coverage Permitted:	
Zoning:	SCW	Condition of site:	Level, Dry

UTILITIES

Water:	Municipal	Volts:	110
Sewer:	Septic	Amps:	100
Gas:	PubCT	Phase:	1

POWER

MECHANICAL EQUIPMENT

Elevator Size:	5
Heating:	Forced Hot Air
Air Conditioning:	Fully
Sprinkler:	Yes
Other Equipment:	

ASSESSMENT

Land:	\$0.00
Building:	\$110,180.00
Total:	\$110,180.00
Mills:	25.88
Taxes:	\$2,851.00

TRANSPORTATION

Bus Service:	Yes
Distance:	Street
Turnpike:	I-95
Exit:	57
Distance:	Adjacent



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