

COMMERCIAL BUILDING FOR SALE OR LEASE

301 Valley Road Cos Cob CT

SALE PRICE \$1,200,000



Allied Property Group as exclusive Agent is offering 301 Valley Road in Cos Cob for Sale or Lease. This property offers a rare opportunity to purchase or lease a building suitable for both Office and Retail in one of the top Real Estate locations in the country. The building is located directly on the Mianus River offering beautiful year-round views.

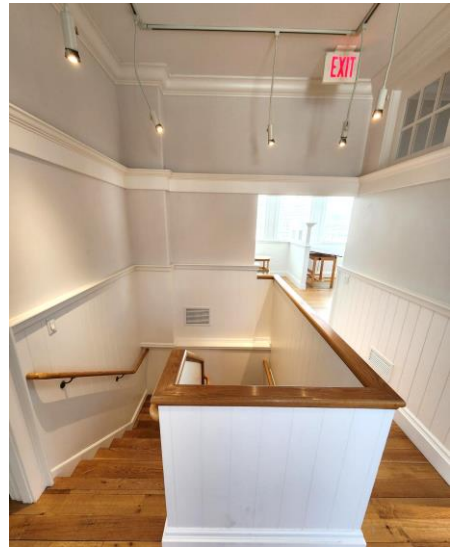
Interior was renovated by high-end home builder to Class A Office with windows on all four sides providing exceptional natural light.

Perfect owner user building or entry level investment in one of the most desirable markets in the New York Area.

Exclusive Agent
Allied Property Group
Tom Torelli
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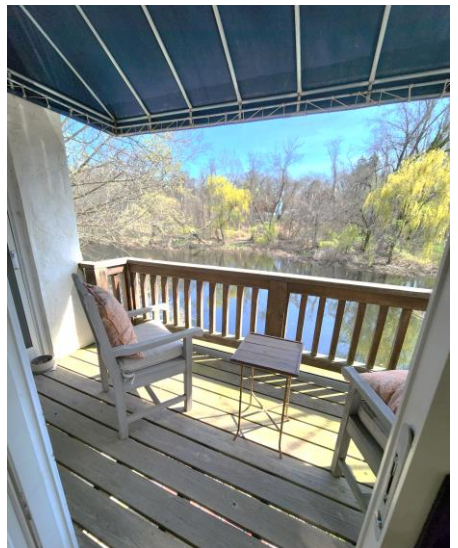


Listed subject to errors, omissions change of price and withdrawal without notice.



Address: 301 Valley Road
Acres: 0.1214 acres or 5,287+/- SF
Zone: LBR 1- HO
Stories: 2

Low. Level: Storage 1,184+/- SF
1st Fl: 2 Retail/Office 1,184+/- SF
Total Gross SF 2,368+/- SF



Renovated: 2005
Construction: Stucco Exterior & Wood truss floors

Roof: Flat Built up
Parking: 5 spaces plus street
Condition: Excellent

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