

OFFICE FOR LEASE FLEX MIXED-USE SPACE

OFFICE - INDUSTRIAL - FINANCE - HEALTH



53 HANCOCK ST. STRATFORD, CT

Newly renovated commercial building with immaculate office space. Great opportunity for a growing business. The front part of the building consists of ~1,387 sqft of usable space and is perfect for general office space, finance, health and wellness, insurance, or a service business. The space includes 4 individual offices, a common area, kitchen, bathroom, and storage. New A/C units, new roof, freshly painted, LED lighting, smart thermostats, and new laminate floors. Clean, well-maintained, and ready to move in. Exit 32 off 95, access via Hancock St. There are 5 parking spots in front of the building, along with plenty of street parking.

BUILDING: 2-STORY BUILDING, 0.34 ACRES, BUILT IN 1948, RENOVATED IN 2016 AND 2024

SPACE: ~1,387 SQFT OF USABLE SPACE WITH 10' CEILINGS

OFFICES: 4

PARKING: 5 SPACES IN THE FRONT + OFF-STREET PARKING

ZONING/USE: LIGHT INDUSTRIAL (MA), CLASS I, OFFICE

UTILITIES: CITY WATER, SEWER, AND NATURAL GAS

HEAT: GAS FORCED AIR HEAT

AIR CONDITIONED: YES, 2 NEW UNITS FROM 2016

MISC: LED LIGHTING, INSTANT HOT WATER, KITCHEN, BATHROOMS

RENTAL RATE: \$13.40/SQFT. (\$10.87 BASE +2.53 NNN)

PRICE: \$1,500 MONTH FOR 1ST YEAR

RENTAL TERM: 24-MONTH MIN



FOR ADDITIONAL INFORMATION, PLEASE

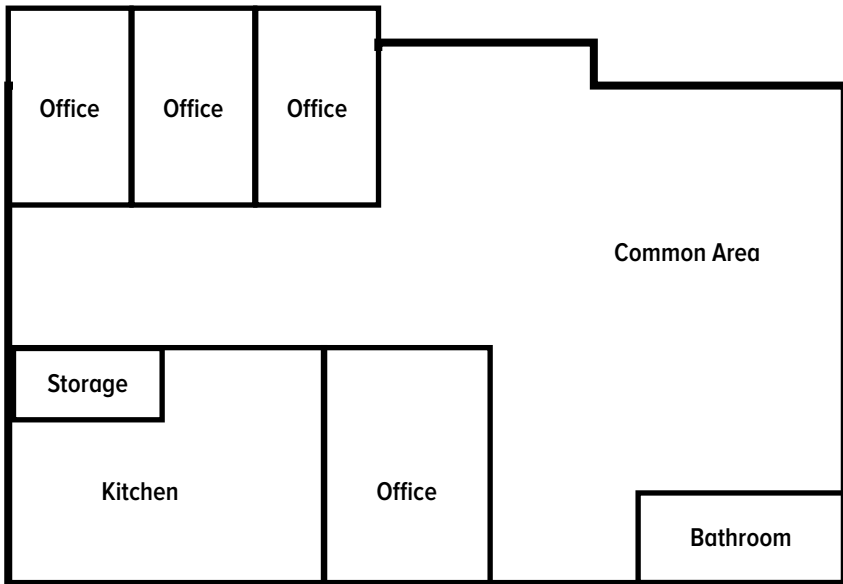
CONTACT STEVE GENTILE AT

203.520.9393 OR

SOLDBYSTEVEGENTILE@GMAIL.COM

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Minutes from the train station, shopping, restaurants, downtown, and more.



FOR ILLUSTRATION AND LAYOUT PURPOSES ONLY. NOT TO SCALE



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All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.