



11 WOODLAND ROAD

UNIT 1

MADISON

A 5,590 SF 2ND FLOOR OFFICE CONDOMINIUM WITH PRIVATE ELEVATOR ACCESS. CONVENIENT TO I-95 AND US-1.

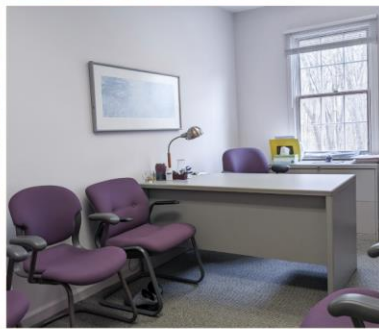
\$635,000.00

FOR SALE

A 5,590 SF 2nd Floor Office Condominium with private elevator access. Has been utilized as medical office space for the past 25+ years and currently fit up for a new medical office tenant or ready to be transformed/converted for a new use. Space features 9+ spacious private offices, a large conference room, open workstation space, a sizable lobby/reception desk, several exam/treatment rooms, a full kitchen, 3 lavatories, 1 full bathroom, file storage, laundry hookup all in a flexible layout where several spaces may be opened up or combined.

Present Use: Medical Office

Potential Use: Same, general office, spa, wellness, therapy,



BUILDING INFORMATION

Stories:	1	
First Floor Area:	5,950SF	Ceiling Height: 9'
Second Floor Area:	SF	Ceiling Height:
Third Floor Area:	SF	Ceiling Height:
Other Floor Areas:	SF	Ceiling Height:
Office Area:	5,950SF	
Total Floor Area:	5,950SF	
Overhead Doors:	--	Size: --
Truck Dock(s):	--	Size: --
Year Built:	1984	
Condition:	Good	
Construction Type:	Wood Frame	
Roof:	Asphalt Shingle/Gabled	
Lin. Ft. Clear Span:		

LAND

Lot(s):	1	Frontage:	115
Area SF:	77,101	Depth:	Varies
Acres:	1.77	% Land Coverage:	
Parking:	Ample	% Building Coverage Permitted:	
Zoning:	R-1	Condition of site:	Level/Sloping/Drv

UTILITIES

Water:	Well
Sewer:	Septic
Gas:	No

POWER

Volts:	110
Amps:	
Phase:	1

MECHANICAL EQUIPMENT

Elevator Size:	5
Heating:	Electric
Air Conditioning:	Central Air
Sprinkler:	No
Other Equipment:	Laundry Hookup

ASSESSMENT

Land:	\$0.00
Building:	\$416,000.00
Total:	\$416,000.00
Mills:	29.97
Taxes:	\$12,467.52

TRANSPORTATION

Bus Service:	9-Town
Distance:	1 Block
Turnpike:	1-95
Exit:	61
Distance:	<.25 Miles



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