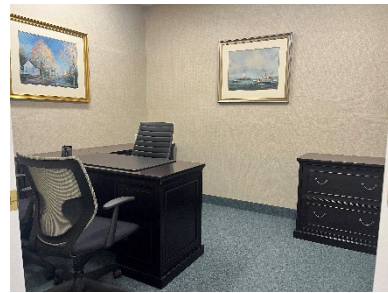


1,614 +/- SF Office Condo FOR SALE \$295,000



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.

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

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
\$295,000

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' +/-

MECHANICAL EQUIPMENT

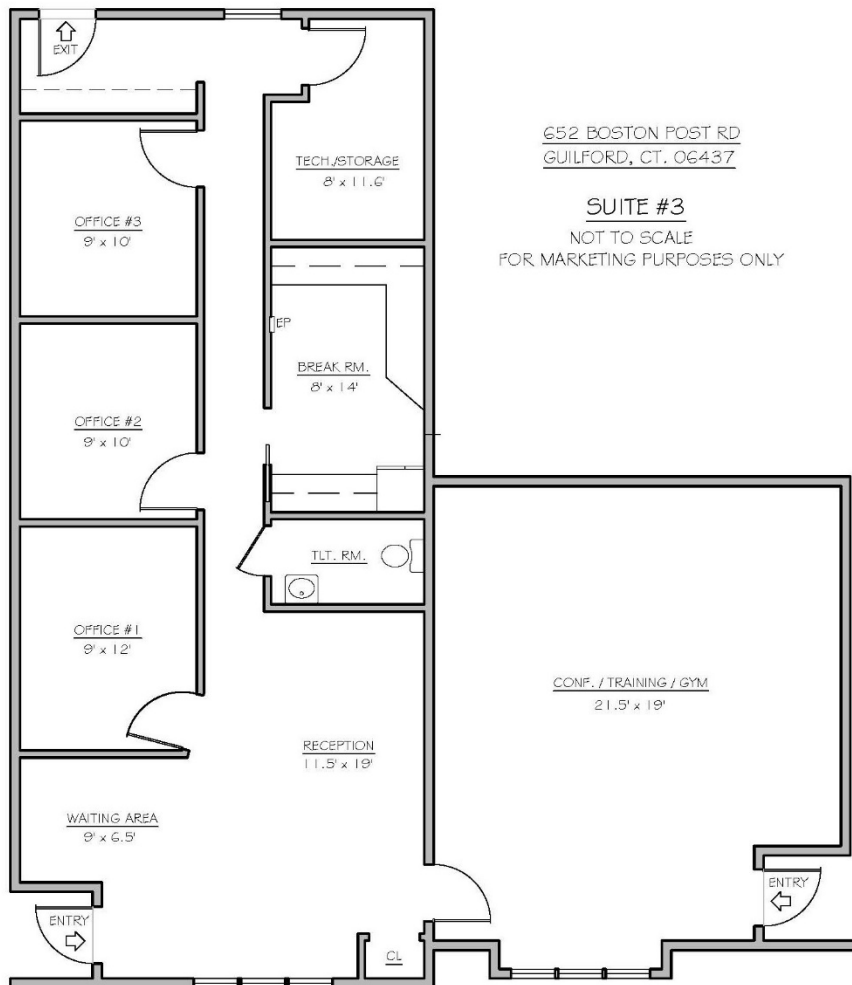
Air Conditioning: Central Air - Electric
Type of Heat: Gas (natural), Forced Air

UTILITIES

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

Property Highlights

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



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:
Stephen Dowler
203-627-5398
dowlerco@gmail.com
RES.0818173

