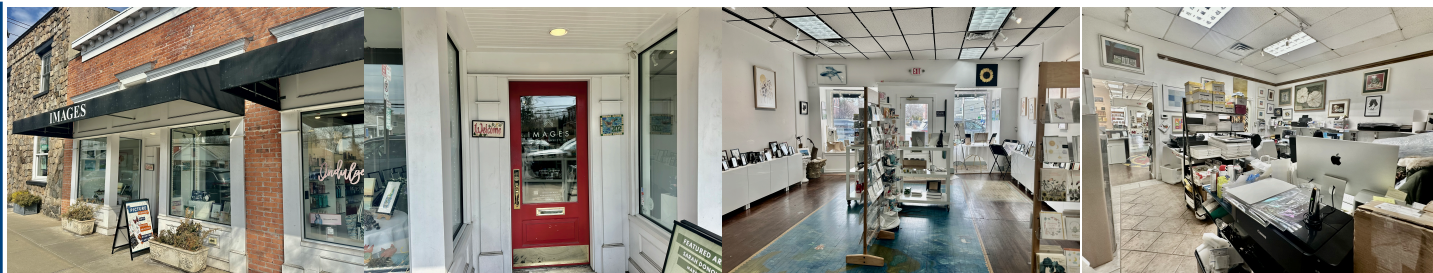


Allied

PROPERTY GROUP

202 SOUND BEACH AVE, OLD GREENWICH, CT PRIME RETAIL IN OLD GREENWICH



ADDRESS: 202 SOUND BEACH AVE., OLD GREENWICH, CT

SIZE: 1,995 RSF

RENT: \$55 RSF

INFO: PRIME RETAIL LOCATION IN OLD GREENWICH.

1,995 RSF x \$52 RSF = \$8,645 MONTH.

1,995 RSF x \$7.11 RSF NET EXPENSE = 1,182.03 MONTH.

TENANT PAYS FOR SEPARATE GAS AND ELECTRIC.

BRIGHT AND LIGHT SPACE WITH HIGH CEILING AND OPEN FLOOR PLAN.

LARGE BACK OFFICE/STORAGE ROOM.

BACK DOOR TO PARKING. ONE PRIVATE PARKING SPACE INCLUDED IN RENT.

NEXT TO FREE LARGE MUNICIPAL PARKING.

ONE BLOCK TO OLD GREENWICH TRAIN STATION.

NEW HVAC SYSTEM IN 2024.

DO NOT DISTURB TENANT. DIANE ROTH MUST ACCOMPANY ALL SHOWINGS

INFO, SHOWINGS TEXT DIANE ROTH 203-962-6558

Listed subject to errors, omissions change of price and withdrawal without notice. Sale rent projections are estimates only



Exclusive Agent
Allied Property Group
Diane Roth

mobile: 203-962-6558
email: diane@alliedpropertygp.com