

# WILLIAM RAVEIS



**744 Boston Post Road, Old Saybrook, CT**  
**\$925,000**

**Retail, Office, Medical, Financial**

Prime Commercial Opportunity in Old Saybrook's Shoreline Community 1,938 SF building with large display windows, abundant natural light, and a strategic location with 400' of road frontage across three streets. Situated at the signalized intersection of Boston Post Road (US-1) and Elm Street, this high-traffic area is ideal for businesses seeking visibility and accessibility. Located in a high-density area, the property is directly across from a bustling shopping center, major retailers, restaurants, and various service businesses. Zoned in the B-1 Central Business District, it accommodates a wide range of uses, including retail stores, professional offices, banks, financial institutions, healthcare providers, and medical/dental clinics.

Currently set up for food service, the building includes a kitchen, WIC freezer, two hoods, counter, dining area, and two accessible restrooms. Outdoor dining is permitted, though no drive-thru is available. Ample parking and high visibility offer limitless business opportunities. Additional features include a grandfathered freestanding sign with sign allowances. Potential tenants are available. For more information, contact our agents today. Ideal for a franchise or various business ventures!

## PROPERTY HIGHLIGHTS

- 1,850 square feet plus freezer
- Grandfathered road signage
- Handicap bathrooms and parking
- Natural Light
- High visibility from 3 intersection streets
- Newly renovated

## BUILDING INFO

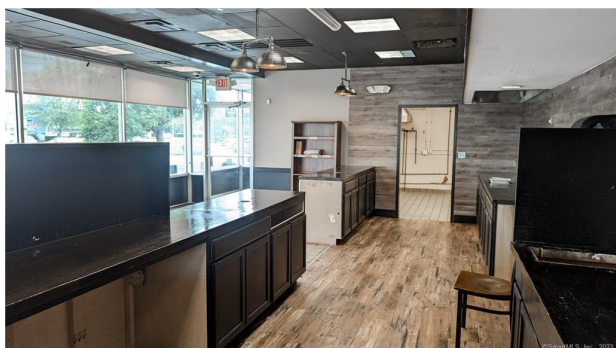
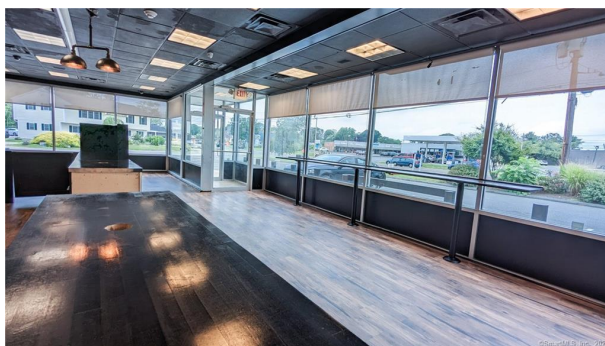
- Masonry Construction
- One Level
- Flat, Tar/Gravel Roof
- Year Built 1970
- Central Air
- Gas, Hot Air

## SITE INFORMATION

- .37 acres
- Zoning: B-1
- 400 feet road frontage
- Easy access to I-95 and Rt 9
- 24 Parking spaces

## TAXES

- 2024 Assessment: \$579,300
- 2024 Taxes: \$8,805
- 2024 Mill Rate: 15.2



## Listing Details



*Joe Wren*  
Sales Associate

C. 860.202.0693  
joe.wren@raveis.com  
joewren.raveis.com

33 Main St, Old Saybrook, CT 06475

*Contact us for more information*

Top Brokerage  
The #1 Real Estate Company in the U.S.  
inman 2023

*Lisa Fekete*

Sales Associate  
C. 203.809.2076  
Lisa.fekete@raveis.com  
Lisafekete.raveis.com

