



FREESTANDING RETAIL / SHOWROOM - FOR SALE

484 Boston Post Road

Orange, Connecticut 06477

9,880 SF | 0.93 AC | C-2 ZONING | AVAILABLE WITHIN 90 DAYS

OFFERED AT

\$1,850,000

A High-Visibility Route 1 Location

A rare opportunity to acquire a freestanding commercial building in the heart of Orange's established Boston Post Road retail corridor.

The property is currently used as a furniture showroom and offers a flexible, single-story layout suitable for an owner-user seeking visibility, accessibility and convenient on-site parking.

Located approximately three-quarters of a mile from I-95, the building provides convenient access to Orange, Milford, New Haven and the broader southern Connecticut market.

DELIVERY WITHIN 90 DAYS

144+/- FT ROUTE 1 FRONTAGE

ON-SITE PARKING

GAS / CITY WATER / SEWER

IDEAL FOR

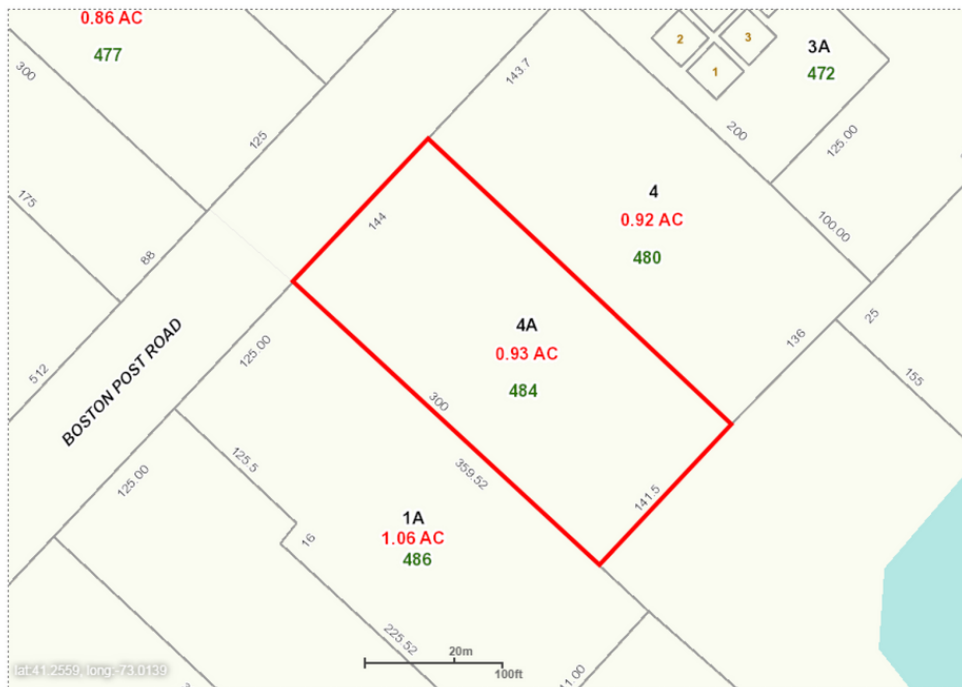
Retail | Showroom | Medical | Office | Specialty commercial uses*



Flexible Space for an Owner-User

484 Boston Post Road, Orange, CT

Building Siteplan



PROPERTY HIGHLIGHTS

9,880 SF

BUILDING AREA

0.93 AC

SITE AREA

14 FT

CEILING HEIGHT

1

DRIVE-IN DOOR

400 AMP

THREE-PHASE POWER

1972

YEAR BUILT

BUILDING SYSTEMS

Gas hot-air heat

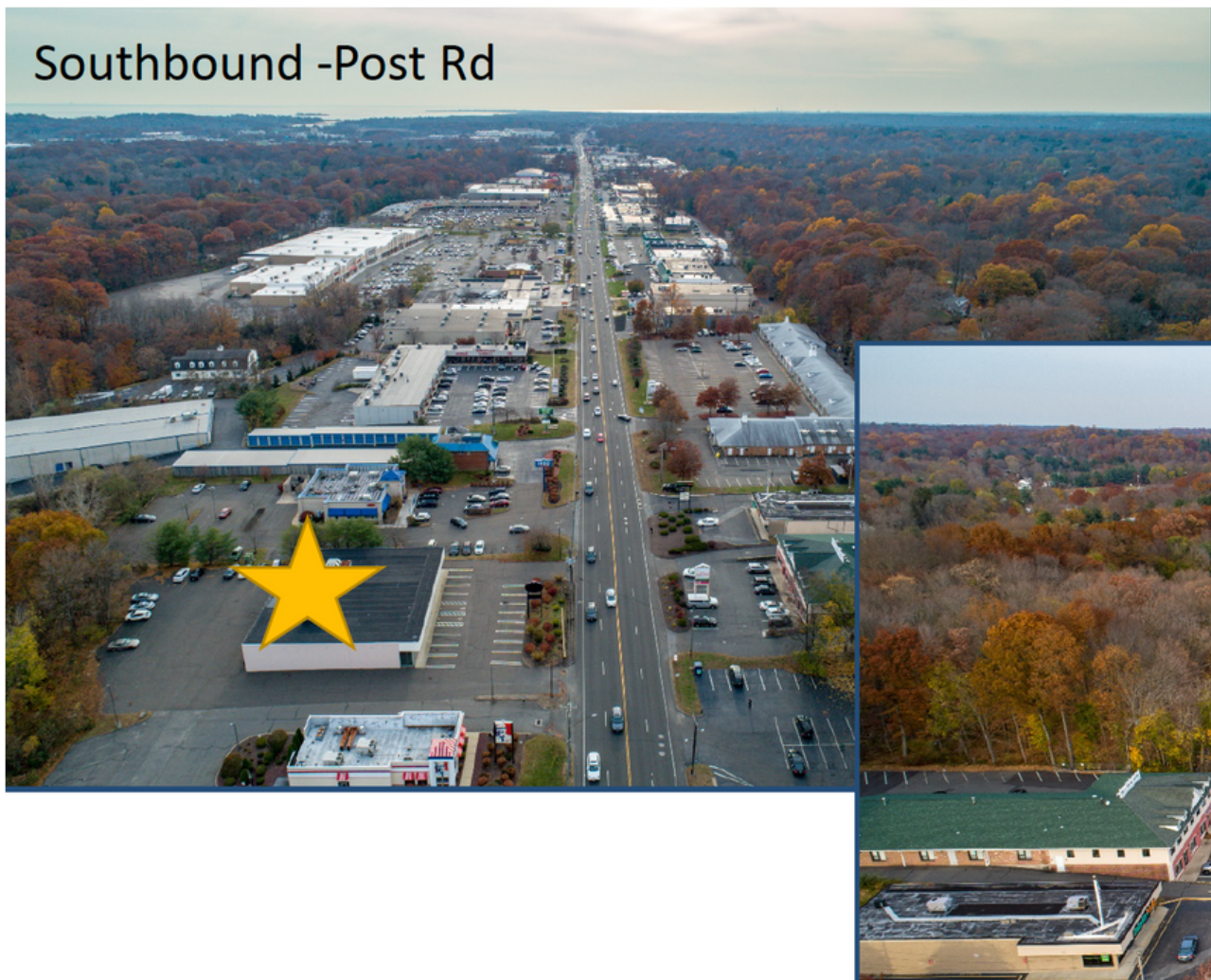
Two 15-ton main-building AC units (reported installed 2017)

Masonry construction

Portion of roof reported replaced in 2010

Positioned on the Orange / Milford Retail Artery

Southbound -Post Rd



\$1,850,000

CONNECTED LOCATION

- Approximately 3/4 mile to I-95
- Direct Route 1 exposure
- Public transportation access
- Established retail surroundings
- Access to Orange, Milford and New Haven

PRIVATE SHOWINGS

Mickey Tandon

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Please do not disturb the operating business.