

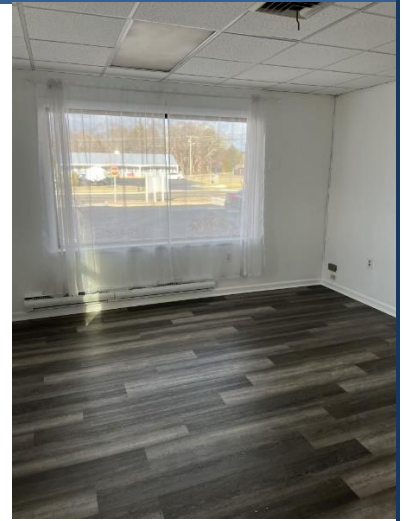
FOR SALE | 8,496± SF RETAIL / OFFICE / MIXED-USE BUILDING BOSTON POST ROAD / ROUTE 1 LOCATION



900 Boston Post Road, Old Saybrook, CT 06475

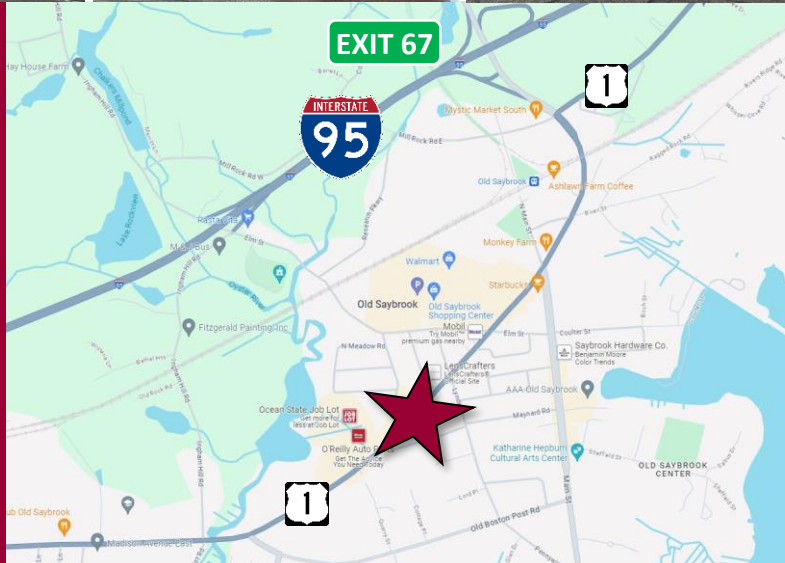
SALE PRICE: \$1,400,000 | LEASE RATE: CALL LISTING BROKER

Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 8,496± SF Retail / Office / Mixed-Use Building for Sale or Lease
- Multi-Tenanted Building
- 5,875± SF Available for Lease
- Multiple contiguous suites available ranging from 165± SF up to 1,805± SF
- Located on 0.45± Acre
- Route 1/Boston Post Road Location
- Surrounded by Shopping Centers with National Retailers
- Highway Access: I-95, Exit 67
- Many Area Amenities Nearby

For more information contact: **Will Braun** | 203-804-6001 | wbraun@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLDG AREA	8,496± SF
AVAILABLE AREA	5,875± SF
MIN AREA AVAILABLE	165± SF
MAX AREA AVAILABLE	1,805± SF
NUMBER OF FLOORS	2
CONSTRUCTION	Wood Frame
ROOF TYPE	Asphalt
YEAR BUILT	1965

SITE INFORMATION

SITE AREA	0.45± Acre
ZONING	B2
PARKING	2.94/1,000
SIGNAGE	Building, Pylon
VISIBILITY	Excellent
FRONTAGE	120 Feet – Route 1
HWY ACCESS	I-95
TRAFFIC COUNT	10,684±

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Oil, Forced Air
ELEVATOR	Yes

UTILITIES

SEWER	Septic
WATER	Public Connected

DIRECTIONS I-95 to Exit 67 to Boston
Post Road / Route 1

EXPENSES

RE TAXES	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
UTILITIES	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
INSURANCE	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
MAINTENANCE	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord

TAXES

ASSESSMENT	\$541,100
MILL RATE	15.20
TAXES	\$8,224.72 (2024)

COMMENTS O,R&L Commercial is pleased to offer an 8,496± SF Retail / Office Building with elevator for Sale or Lease located on 0.45± acre. The building is multi-tenanted with 5,875± SF available for Lease. Availability includes multiple variations of contiguous space with suites ranging from 165± SF up to 1,805± SF. The property is located on Old Saybrook's Route 1 / Boston Post Road.

AREA RETAILERS Stop & Shop, Walmart, Marshalls, HomeGoods, Beach Club Fitness, Famous Footwear, Verizon, Wells Fargo, Starbucks, meineke car care center, GSB, Liberty Bank, Foodworks, ADT: 10,684±, Smithland, O'Reilly Auto Parts, Monro, DN:KN, Staples

Property Highlights

- 8,496± SF Retail / Office / Mixed-Use Building for Sale or Lease
- Multi-Tenanted Building with Elevator
- 5,875± SF Available for Lease
- Multiple contiguous suites ranging from 165± SF up to 1,805± SF
- Located on 0.45± Acre
- Route 1 / Boston Post Road Location
- Surrounded by Shopping Centers with National Retailers
- Highway Access: I-95, Exit 67
- Many Area Amenities
 - Shopping, Banking, Dining



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