

FOR LEASE | 1,200± SF RETAIL SPACE | FORMER YOGA STUDIO

OLD SAYBROOK VILLAGE | PRIME DOWNTOWN CENTRAL BUSINESS DISTRICT

166 Main Street, Old Saybrook, CT 06475

LEASE RATE: Call Listing Broker

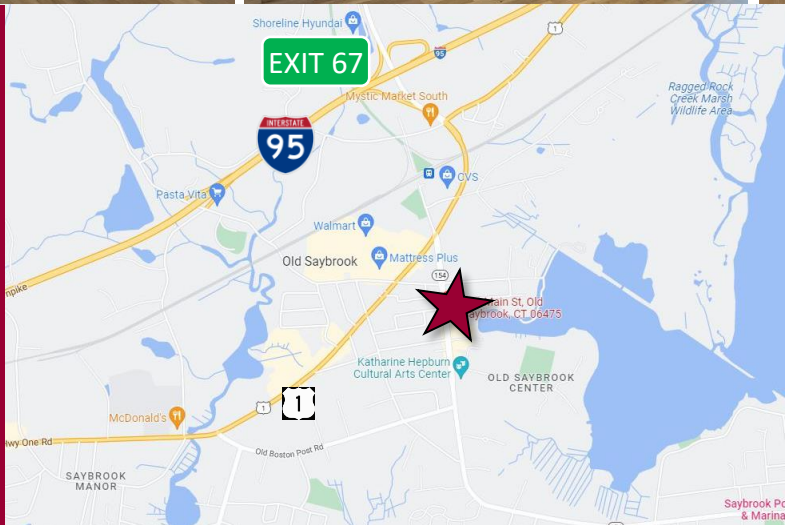


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 1,200± SF Retail Space for Lease
- Former Yoga Studio
 - Mostly Open Concept
 - Waiting Area
 - Changing Rooms & Private Bathroom
- Located in Rear of Building
- Ample Private Parking Lot for All Tenants in Building
- Center of Old Saybrook Village
- Located in downtown Central Business District

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 17,509± SF
 AVAILABLE AREA 1,200± SF
 MINIMUM AREA 1,200± SF
 NUMBER OF FLOORS 2
 CONSTRUCTION Masonry
 YEAR BUILT 1938

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
 TYPE OF HEAT Gas, Forced Air
 SPRINKLERED Yes, Wet
 ELECTRIC SERVICE 200amp

UTILITIES

SEWER Septic
 WATER Public Connected
 GAS Yes, Natural Gas

SITE INFORMATION

SITE AREA 1.31± acres
 ZONING B-1
 PARKING Private Parking Lot
 Approx 65± spaces
 SIGNAGE Building
 VISIBILITY Excellent
 HWY ACCESS I-95, Exit 67
 TRAFFIC COUNT 11,800±

EXPENSES

RE TAXES Tenant Landlord
 UTILITIES Tenant Landlord
 INSURANCE Tenant Landlord
 MAINTENANCE Tenant Landlord
 JANITORIAL Tenant Landlord

TAXES

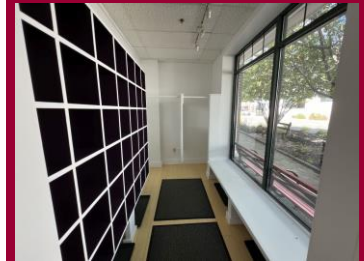
ASSESSMENT \$1,567,000
 MILL RATE 15.2
 TAXES \$23,818.40

COMMENTS O,R&L Commercial is pleased to present a nicely outfitted former hot yoga studio in the heart of Old Saybrook's downtown central business district. The ground level space is mostly an open concept with a front waiting area and front desk, changing rooms, and a private bathroom. An ample private parking lot is included for use by all tenants in the building. The space is adjacent to Liv's Oyster Bar.

DIRECTIONS I-95 to Exit 67 to CT-154 / Main St

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- Center of Old Saybrook Village
- Located in downtown Central Business District
- Many Area Amenities Nearby



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FIND US ON



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