

FOR SALE | 2,739± SF OFFICE BUILDING on 0.92± ACRE ADDITIONAL 1,959± SF IN WALKOUT LOWER LEVEL

2414 Boston Post Road, Guilford, CT 06437

SALE PRICE: \$575,000

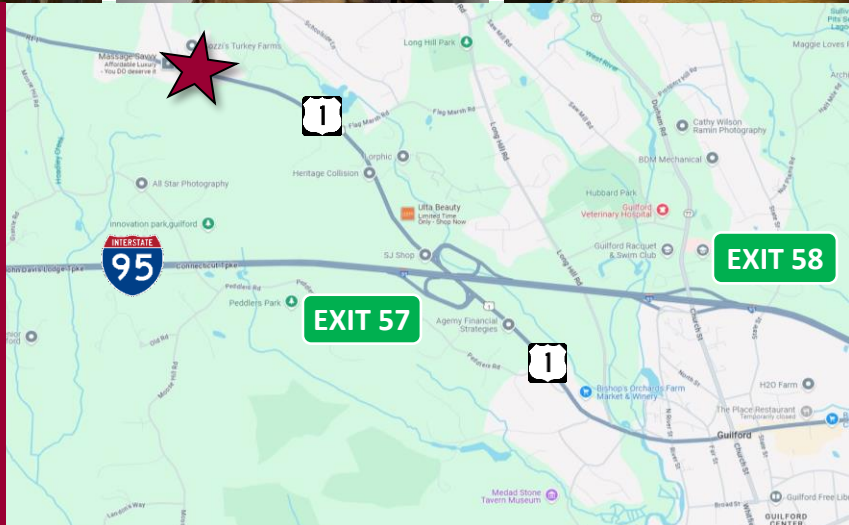


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Professional Office Building for Sale
- 2,739± SF on Main Level
- Additional 1,959± SF in Walkout Lower Level
- Located on 0.92± Acre
- PRB3 Zone
- Great Access to I-95
- Many area amenities
 - Shopping, Banking, Dining

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 2,739± SF
1,959± SF in Lower Level
NUMBER OF FLOORS 1 with basement
CONSTRUCTION Wood Frame
ROOF TYPE Asphalt Shingles, Hip Roof
YEAR BUILT 1963

SITE INFORMATION

SITE AREA 0.92± Acre
ZONING PRB-3 (Post Road Business)
PARKING Open Parking
SIGNAGE Monument
VISIBILITY Excellent
FRONTAGE 125 Feet
HWY ACCESS I-95
TRAFFIC COUNT 11,500± ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air in Main Level
TYPE OF HEAT Oil, Hot Air
ELECTRIC SERVICE 200amp, single phase

UTILITIES

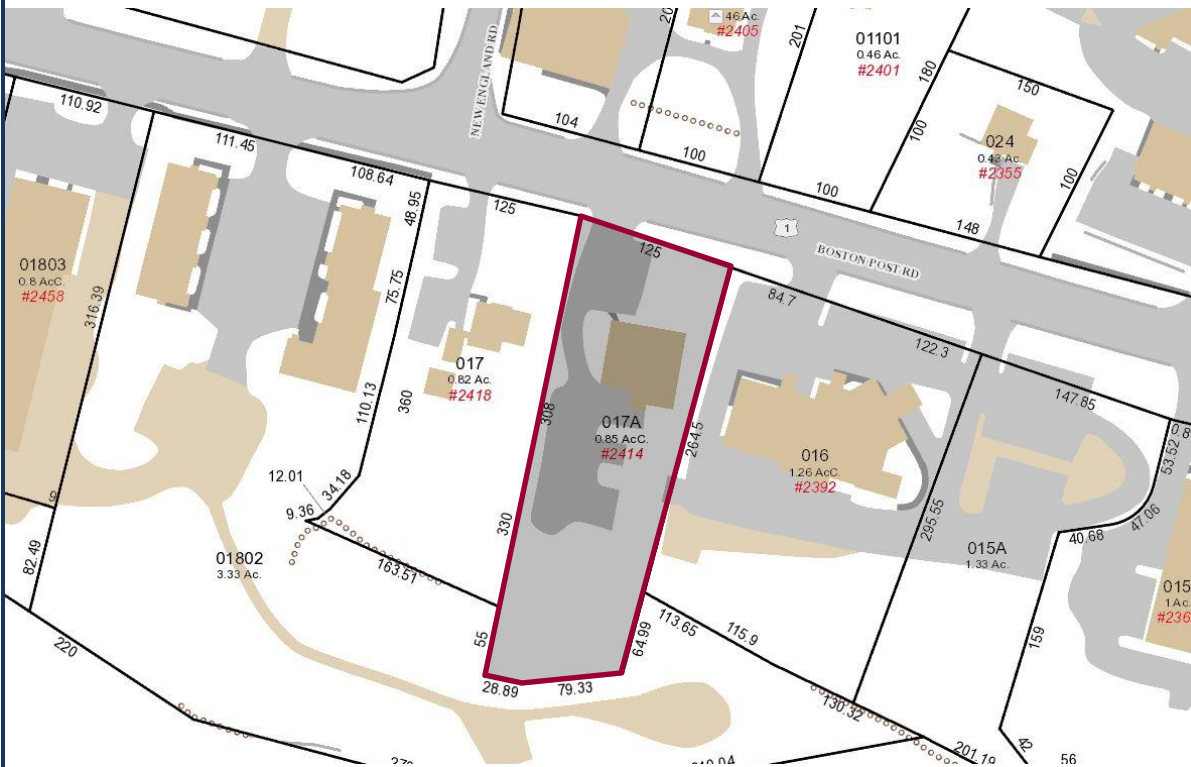
SEWER Public Connected
WATER Septic

TAXES

ASSESSMENT \$394,520
MILL RATE 26.5 (2024)
TAXES \$10,486.34 (2024)

COMMENTS O,R&L Commercial is pleased to offer a 2,739± SF Office building located on 0.92± acre. The building consists of beautifully built-out office space on the main level with an additional 1,959± SF of office space and storage in the walkout lower level. The property is located in the PRB3 Zone for a wide variety of permitted uses, has ample open parking and great access to I-95.

DIRECTIONS I-95 to Exit 57 to Route 1 / Boston Post Road



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PRB-3 Zone

Permitted Uses

- Office / Medical Uses
- Town, Gov't Buildings
- Child / Adult Daycare
- Financial Institutions
- Garden Supply Stores
- Indoor / Outdoor Recreation Facilities
- Laundromats / Dry Cleaning
- Personal Service Establishments
- Physical Fitness / Gyms
- Research Labs
- Residential / Mixed-Use
- Restaurants / Food
- Retail Stores
- Urgent Medical Care
- Veterinary Facilities

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FIND US ON



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