

FOR SALE | 9,396± SF RENOVATED RETAIL BUILDING

FULLY BUILT-OUT MEZZANINE OFFICES | 1 LOADING DOCK

588 Boston Post Road, Guilford, CT 06437 – Route 1 Location

SALE PRICE: \$1,950,000

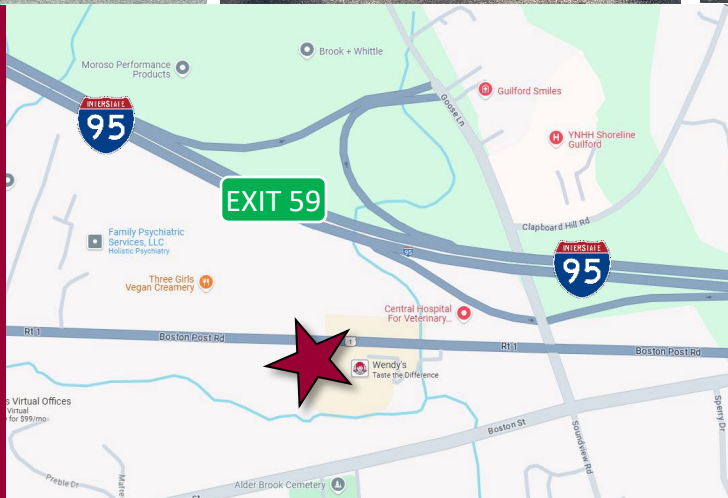


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Property Highlights

- 9,396± SF Renovated Retail Building
- Located on 0.67± Acre
- Fully Air Conditioned
- Built-Out Mezzanine Offices
- 1 Loading Dock
- Ceiling Heights: 23-26 Feet
- Sprinkler System 2024
- 400 amp, 3 Phase Electric
- Parking: 3.5 Spaces / 1,000 SF
- Boston Post Rd Location, 13,000± ADT
- 121.53' Frontage on Route 1
- Convenient Access to I-95 at Exit 59

For more information contact:

Frank Hird, SIOR | 203-643-1033 | fhird@orlcommercial.com or 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 9,396± SF
AVAILABLE AREA 9,396± SF
NUMBER OF FLOORS 1
CEILING HEIGHTS 23-26 Feet
LOADING DOCKS 1 (8X8)
CONSTRUCTION Metal & Wood Frame
ROOF TYPE Asphalt
YEAR BUILT / RENOVATED 1960 / 2024

SITE INFORMATION

SITE AREA 0.67± Acre
ZONING PRB3
PARKING Open, 3.5 spaces / 1,000
SIGNAGE Building
VISIBILITY Excellent
FRONTAGE 121.53 Feet – Route 1
HWY ACCESS I-95
TRAFFIC COUNT 13,000±

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Air
ELECTRIC SERVICE 400 amp, 3 phase
SPRINKLERED Yes, Wet (installed 2024)

UTILITIES

SEWER Septic
WATER Public Connected
GAS Yes

DIRECTIONS

I-95 to Exit 59 to Boston
Post Road / Route 1

TAXES

ASSESSMENT \$612,290
MILL RATE 26.58
TAXES \$17,902.14 (Jul 2024 & Jan 2025)

AREA RETAIL

Central Vet Hospital, Big Y, Wendy's, McDonald's, Food Works Natural Market, GSB, Monro Auto Service, Dunkin, Valvoline & more. Target currently under construction.

COMMENTS

9,396± SF Renovated Retail building located on 0.67± acre on the Boston Post Road. The building consists of fully air conditioned retail space with built out mezzanine offices, 23-26' ceiling heights and 1 loading dock. The location has great visibility on Route 1 with 121.53 feet of frontage, convenient access to I-95 at Exit 59, and an average daily traffic count of 13,000±.

Property Highlights

- 9,396± SF Renovated Retail Building for Sale
- Fully Air Conditioned
- Builtout Mezzanine Offices
- 1 Loading Dock
- Ceiling Heights: 23-26'
- Sprinkler System 2024
- 400 amp, 3 Phase Electric
- Located on 0.67± Acre
- Parking: 3.5 Spaces/1,000
- Boston Post Road Location
- 121.53' Frontage - Route 1
- ADT: 13,000±
- Convenient Access to I-95 at Exit 59
- Many area amenities
 - Shopping
 - Banking
 - Dining

ADT: 13,000±



BOSTON POST ROAD

121.53'

9,396± SF
0.67 Acre

KR
KAUD RUGS



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