

# FOR LEASE or SALE | PROFESSIONAL MEDICAL OFFICE CONDO

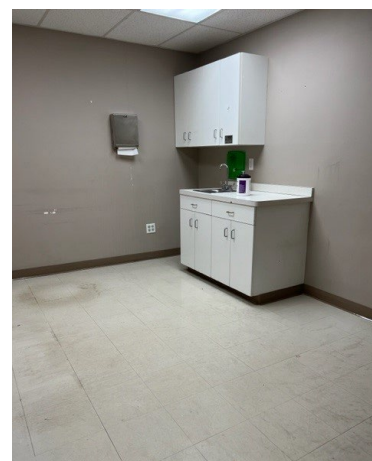
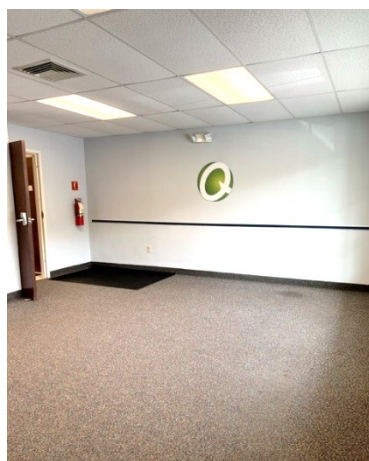
## 1,280± SF AVAILABLE | MULTIPLE OFFICES & WAITING AREA

144 North Main Street, Unit 2, Branford, CT 06405

LEASE RATE: \$16.50/SF NNN | SALE PRICE: \$165,000



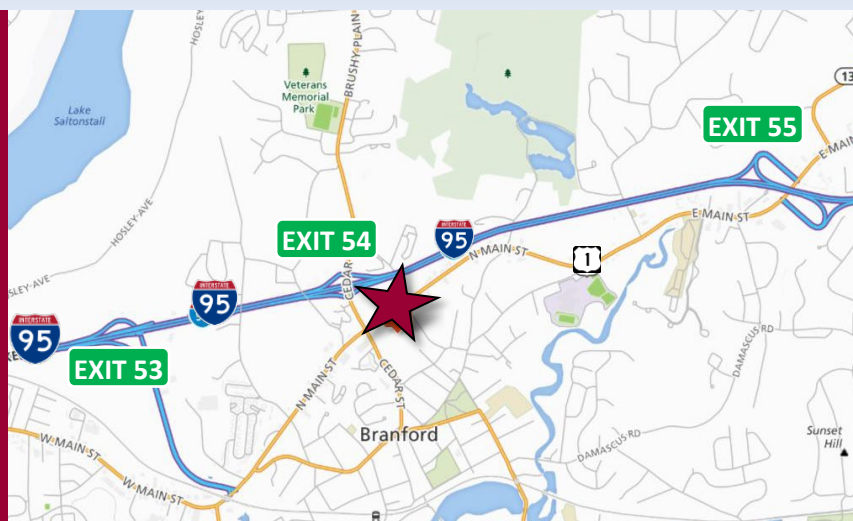
Ranked in Top 50  
Commercial Firms in U.S.



**O,R&L Commercial** is pleased to offer 1,280± SF of Medical / Office condo for Lease or Sale located at the corner of Route 1 and North Ivy Street in the town of Branford, CT. The space is former Quest lab space with waiting area, reception / check-in space, and multiple exam rooms. The property offers plenty of off-street parking and easy access to I-95 at Exit 54, the Cedar Street exit. Average daily traffic on Route 1 is in excess of 13,300 vehicles per day. Call Toby Brimberg for more information.

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email notifications.



### Property Highlights

- Professional Medical Office condo for Lease or Sale
- 1,282± SF available
- Ample off-street parking
- Route 1 location
- Frontage: 266' Route 1
- Frontage: 144' N Ivy St
- Traffic: 13,300+ ADT
- Zoning: BL – Local Business
- I-95, Exit 54 (Cedar Street)

For more information contact: **Toby Brimberg** | 203-640-5575 Cell | 203-643-1116 Office | [tbrimberg@orlcommercial.com](mailto:tbrimberg@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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	12,800± SF
AVAILABLE AREA	1,280± SF
MAX CONTIGUOUS AREA	1,280± SF
NUMBER OF FLOORS	1
CONSTRUCTION	Wood Frame
ROOF TYPE	Asphalt Shingles
YEAR BUILT	1976

### SITE

SITE AREA	Land in common
ZONING	BL – Local Business
PARKING	60 spaces, 3.17/1,000
SIGNAGE	On building
VISIBILITY	Excellent on Route 1
FRONTAGE	266' Rte 1 / 144' N Ivy St
HWY ACCESS	I-95 to Exit 54
TRAFFIC COUNT	13,300 ADT

### MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Electric, Forced Air

### UTILITIES

SEWER	Public Connected
WATER	Public Connected

### TAXES

ASSESSMENT	\$101,900
MILL RATE	30.48
TAXES	\$3,105.92

### EXPENSES

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

**COMMENTS** Professional Medical Office condo for Lease or Sale consisting of 1,280± SF located at the corner of Route 1 and North Ivy Street. Consists of waiting area, reception / check-in space and multiple exam rooms. Plenty of off-street parking and close proximity to I-95 at Exit 54, the Cedar Street exit. ADT: 13,300+.

**DIRECTIONS** I-95 to Exit 54 to Route 1, North Main Street to #144

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FIND US ON



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