



Ranked in Top 100
Commercial Firms in U.S.



FOR SALE

5 South Main Street, Unit 515, Branford, CT 06405

1,310± SF Medical Office Condo

SALE PRICE \$ 250,000.00

HIGHLIGHTS

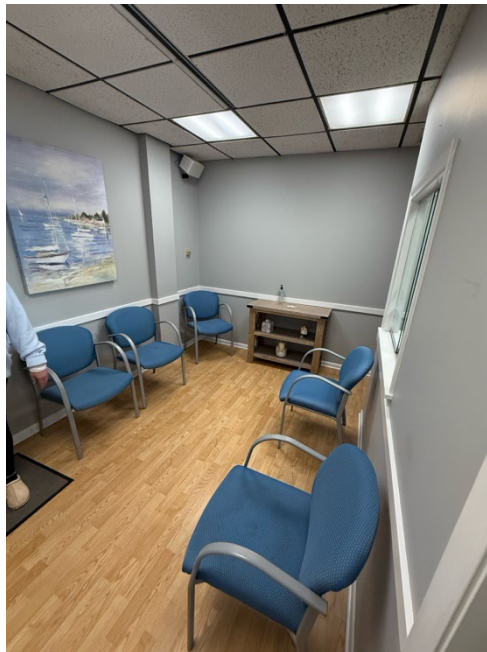
- 1,310± SF Medical Office Condo
- Excellent Location on Main Street
- Walking Distance to Branford Green
- Turn-key Space for Dental Practice
- Incredible Amount of Parking
- Additional Secure Storage
- Close Access to I-95, Exit 54

CONTACT

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2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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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1,310± SF Medical Office Condo

BUILDING INFORMATION

GROSS BUILDING AREA: 7,472± SF

GROSS CNDO AREA: 1,310± SF

AVAILABLE AREA/OCCUPANCY: 1,310± SF

INTERIOR WALLS: Drywall

INTERIOR FLOORS: Wood Laminate

YEAR BUILT: 1980

STORAGE AVAILABLE: Yes, Basement

MECHANICAL EQUIPMENT

AIR CONDITIONING/HEAT: Central Air / Gas

ELEVATORS: 1

SITE INFORMATION

SITE AREA: Condo – Land in Common

ZONING: BR

PARKING: 75 Spaces / Common Use

SIGNAGE: Pylon

VISIBILITY: Entrance on Main Street, Walking Distance to Town Green, Set Back from Road

HWY ACCESS: .7 Mile to Exit 54, I-95

TRAFFIC COUNT: 10,492±

UTILITIES

SEWER: City

WATER: City

TAXES (2024)

ASSESSMENT: \$120,600

MILL RATE: 30.48

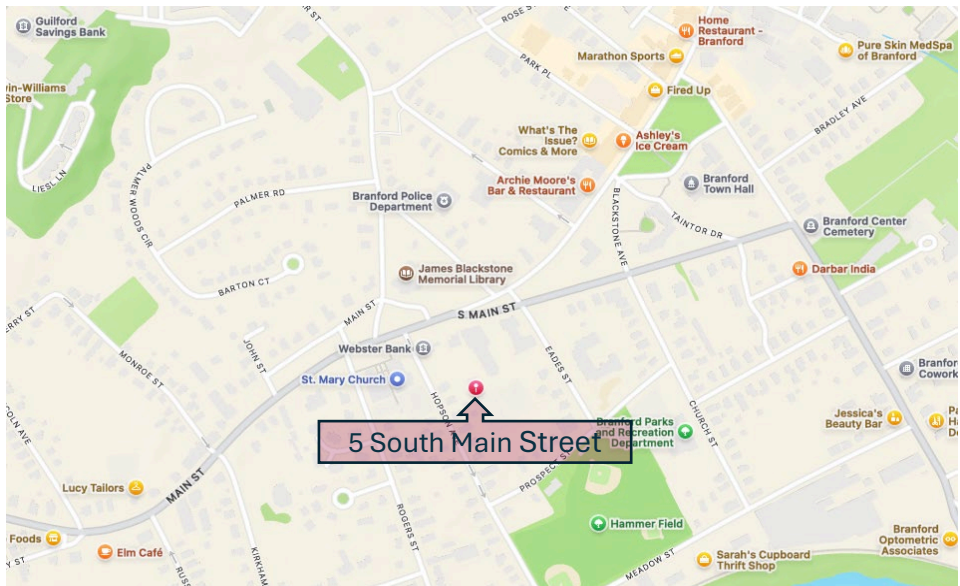
TAXES: \$3,675.89

EXPENSES

HOA / Condo Fee: \$1,077

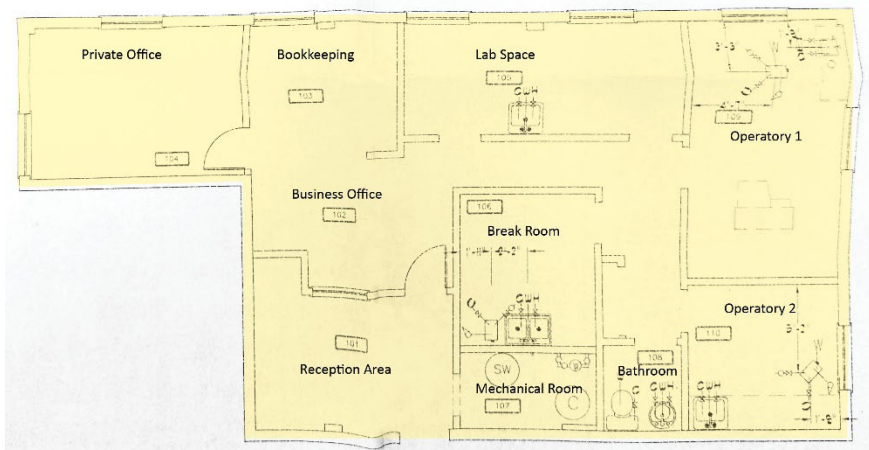
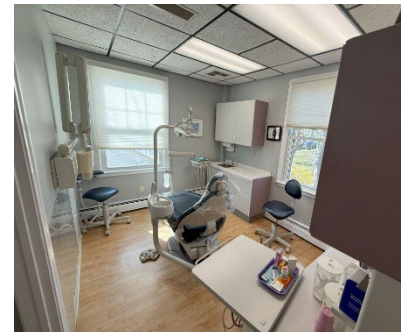
Includes:

- Electricity
- Water
- Sewer
- Garbage
- Snow Plow
- Maintenance: Common Areas
- Gas



Turn-Key Dental Office Condo – Unit 515 at 5 South Main Street, Branford

Located in a well maintained professional Medical Office building in the heart of Branford, this 1,310± SF ground level office condo is ready for its next chapter. Featuring a functional layout ideal for Medical or Dental use with existing plumbing and infrastructure in place, this space is turn-key ready presenting a unique opportunity for a healthcare provider to establish or expand their presence in a highly accessible and visible location. Ample parking and close proximity to I-95, Route 1 and downtown amenities make this an ideal investment or owner-user opportunity.



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