



HOULIHAN LAWRENCE
WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

PRICE REDUCED

RETAIL FOR LEASE

6,800 SF

Possible subdivide

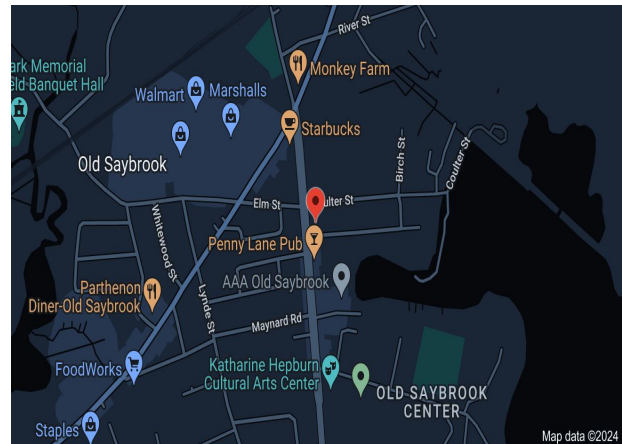
118 Main Street, Old Saybrook, CT 06475



6,800 SF
\$14/SF NNN



- 5,700 SF Open Retail with 1,100 sf back room
- Office or Retail
- Main Shopping District in Old Saybrook
- Street front Visibility
- Parking directly in Front of Building
- Not in a Flood Zone
- Fully Sprinklered for low insurance rates





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Property Information

Total Building SF	14,683 SF
Available SF	6,800 SF
Year Built	1971
Ceiling Height	12.00
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	YES
Loading Dock	None
Overhead Door	One
Construction	Concrete / Cinder
HVAC	Forced Air Duct
Electric Service	200 Amp
Heating Fuel	Gas
Column Spacing	N/A
# of Floors	1
Parking	10 in front/17 on side
Bathrooms	1
Frontage	N/A
Zoning	B1
Acreage	0.69 acres
Mil Rate	20.46
Taxes	\$18,786.38
Taxes / SF	\$1.66

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Open floor plan for Retail or Office. Possible subdivide for the right tenant. Building is located right on the sidewalk for excellent visibility. Convenient parking immediately in front of building. Retail, fitness are just a few of the many possibilities. Located in the heart of the retail center of Old Saybrook. First time the space has been offered in over 40 years. Don't miss out.

Ken Ginsberg
 Broker
 (203) 376-6266
 ken@kngrealty.com



174 Cherry Street
 Milford CT 06460
 (203) 701-4848

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