



HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven * Milford * Woodbridge* Branford * Old Saybrook

COMMERCIAL CONDO AVAILABLE FOR SALE

472 Boston Post Road, #2, Orange, CT 06477



**1,102 SF COMMERCIAL
OFFICE CONDO
SALE PRICE: \$224,900**

- Prime space for any Medical, Therapeutic or Professional Practice
- Move-in condition – Needs nothing
- Recently redecorated
- 4 Offices/Conference Room, Reception & Open Area
- Excellent signage
- Plenty of Parking

Office Condo on Busy Route 1



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Property Information

Total Building SF	5510
Available SF	1102 +/- SF
Year Built	1984
Ceiling Height	N/A
City Water / Well	Well
City Sewer / Septic	Septic
Sprinkler	No
Loading Dock	No
Overhead Door	No
Construction	Cedar / Redwood
HVAC	Forced Hot Air
Electric Service	TBD
Gas	Yes
Column Spacing	N/A
# of Floors	1
Land Area	TBD
Parking	Parking Lot
Bathrooms	Average
Frontage	127'
Zoning	C-2
Assessment	\$126,100
Common Charges	\$300 / month
Mill Rate	32.59
Taxes	\$4110
Taxes / SF	\$3.72

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Comments:

Rare 1,102 SF Office Condo available in Cedarwood Plaza for Sale \$224,900) on busy Rte.1 in Orange. Move-in condition - Recently redecorated – Move in or Tenant will extend lease for an additional five years. Buyer as an investment. Excellent signage and abundant parking in front or rear lot. Join other professionals in this professional complex.

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