



191 MAIN STREET, OLD SAYBROOK, CT

\$845,000.00

A 4,545 SF OFFICE BUILDING SITED ON .59 ACRES

FOR SALE: A 4,545 SF office building centrally located on Main Street in Old Saybrook, across from The Kate. Perfect for an owner occupant - site your office on the first floor in 850 square feet and collect rents from six other tenants, or lease the last space in the building to a new Tenant. Off-Street parking in the rear lot. Expansion possibilities. Professional Long-Term Tenants in place.

Present Use: Multi-Tenant Office Building

Potential Use: Office Building

Directions: I-95, Exit 67. Follow CT- 154 South to intersection with Main Street. Turn LEFT and follow to #191 on RIGHT.

<u>BUILDING INFORMATION</u>	Stories:	2	Overhead Doors:	n/a	Size:
	First Floor Area:	2089 SF	Truck Dock(s):	n/a	Size:
	Second Floor Area:	1983 SF	Year Built:	1904	
	Third Floor Area:		Condition:	Excellent	
	Other Floor Areas:	473 SF	Construction Type:	Wood Frame	
	Office Area:	4,545 SF	Roof:	Asphalt Shingle/Gabled	
	Total Floor Area:	4,545 SF	Ceiling Height: 9'	Lin. Ft. Clear Span:	
			Ceiling Height: 9'		

<u>LAND</u>	Lot(s):	1	Frontage:	120'	
	Area SF:	25,700	Depth:	214'	
	Acres:	.59	% Land Coverage:	25%	
	Parking:	15	% Building Coverage Permitted:	30%	
	Zoning:	B-1	Condition of site:	Level, paved	
	Restrictions/Easements: Subject to title search				

<u>Utilities</u>		<u>Mechanical Equipment</u>		<u>Assessment</u>		<u>Transportation</u>	
Water:	City	Elevator Size:	N/A	Land:	\$264,300.00	Bus Service:	Yes
Gas:		Heating:	Electric	Building:	\$242,800.00	Distance:	Front
Volts:	110	Air Conditioning:	Window Units	Total:	\$507,100.00	Turnpike:	I-95
Amps:	200	Sprinkler:	No	Mills:	19.30	Exit:	67
Phase:	I	Other Equipment:		Taxes:	\$9,939.00		
Sewer:	Septic			A/S:	70%		

**Kristin Geenty
203-488-1005**

Kris@GeentyGroup.com

Information contained herein is subject to errors and omissions-believed to be accurate but is not warranted.

The **GEENTY GROUP**, Realtors • 765 East Main Street • Branford, CT 06040

Tel: 203.488.1005 Fax: 203.481.6552

Email: info@geentygroup.com

www.geentygroup.com

