



VIDAL/WETTENSTEIN, LLC

Real Estate for Business & Investment

Professional Medical/Office Building Available For Sale or Lease



209 Boston Post Road, Milford, Connecticut

Owner User Investment Opportunity

- Building:** 12,399 SF Modern Two-story Office building w/ Elevator.
- 1st Floor 4,110 SF (available for immediate occupancy)
 - 2nd Floor 4,277 SF (1,200 SF available for lease)
 - Finished LL 3,990 SF
- Parking/Acres:** 42 car lot or .69 acres (+/-).
- Zoning:** CDD-1
- Utilities:** City Water, Sewer, Gas
- Year Built:** 1986
- Taxes:** RE \$18,066.86 Sewer \$1,075.80
- For Sale:** \$1,500,000
- For Lease:** \$20.00 per square foot gross plus utilities
- Comments:** Superb free standing two-story professional office building with Boston Post Road Frontage across from Gloria's Plaza, close to downtown Historic Milford Center, Train Station & Milford Hospital. One ¼ mile to exit 36 I-95 & Merritt Parkway Connector. Ideal for medical, accounting, attorney, sales & offices. Great opportunity for user to own their own building. Excellent signage.

For more information contact exclusive agent: **Scott Zakos**
email scott@vidalwettenstein.com



719 Post Road East, Westport, CT 06880

Phone: (203) 226-7101

www.vidalwettenstein.com