

**Available  
For Sale**

**OFFICE CONDOMINIUM  
ESSEX, CONNECTICUT**

**PRICED REDUCED!**



- Professional Office Building
- 1,538 Square Feet of Office Space
- Private Offices and Conference room
- Private Restroom & Kitchenette
- Great Office, Great Price
- On Route 153
- Close proximity to Route 9 & Interstate 95

**CONTACT:**  
Timothy Londregan  
P.O. Box 426  
Old Saybrook, CT 06475  
(860) 388-9100, Ext 1  
tim@londregan.com



# OFFICE CONDOMINIUM FOR SALE

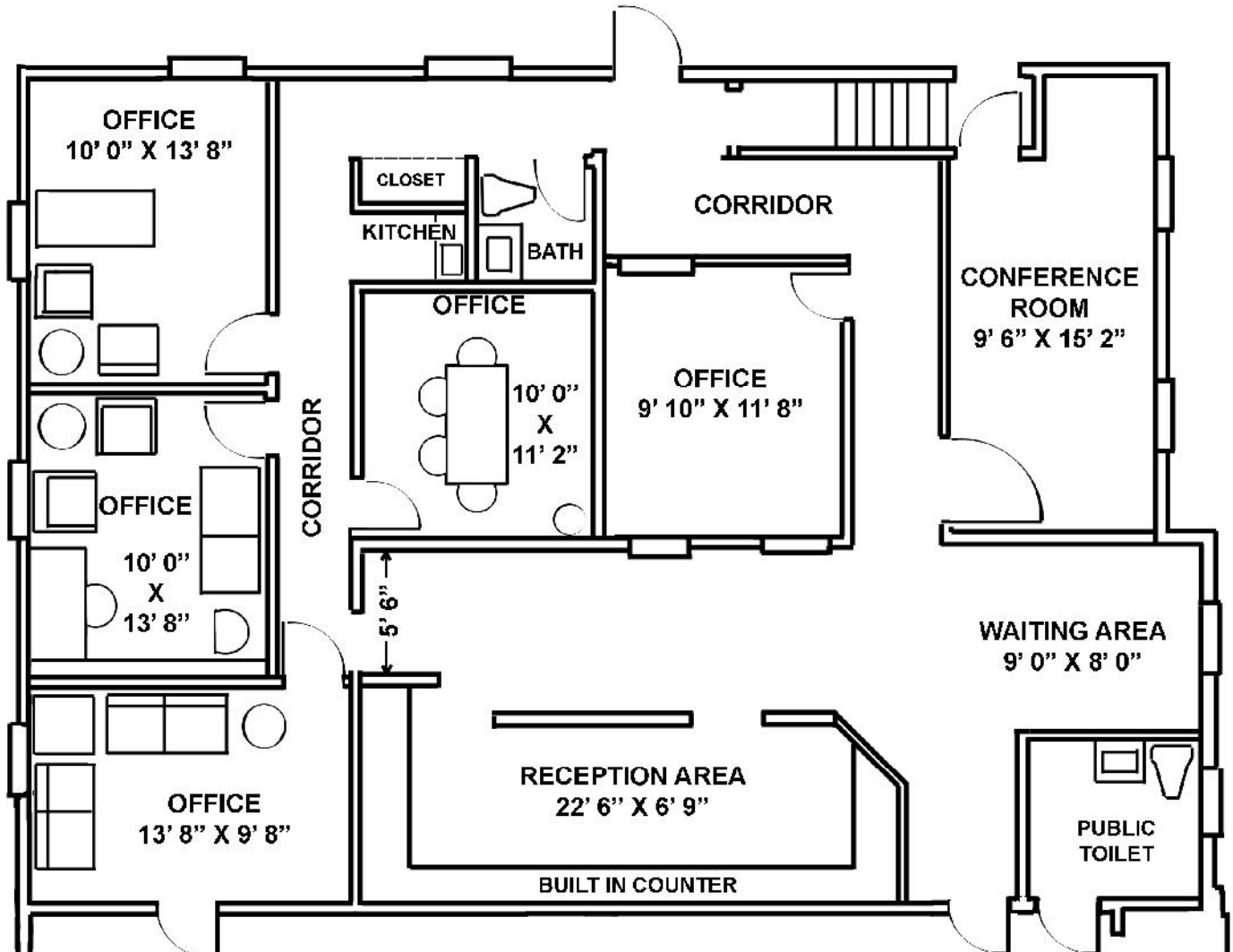
- ADDRESS:** 190 Westbrook Road, Essex, Connecticut
- LOCATION:** On Route 153 just west of Bokum Road.
- PROXIMITY:** 1 Mile to Route 9; ½ Mile to Middlesex Hospital Shoreline Clinic.  
Centrally located between New London, Hartford and New Haven.
- AVAILABILITY:** 1,538 SF of office space.
- DESCRIPTION:** Office condominium complex comprised of five units. The subject unit is the best location in the complex.
- BUILDING AGE:** Built in 1978
- PARKING:** Ample. Paved parking lot.
- FEATURES**
- Four (4) private offices
  - Large reception area
  - Bull pen
  - Phone system
  - Alarm system
  - CAT 5 wired network
  - Conference room
  - Waiting room
  - Move-in condition
  - Kitchenette
  - Private bathroom
  - Signage on Rte. 153
  - New paint and carpet
  - File cabinets and furniture negotiable
  - Suitable for two private businesses
- TRAFFIC COUNT:** 12,300 average daily count.
- DEMOGRAPHICS:**
- |                          | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|--------------------------|---------------|----------------|----------------|
| Population:              | 2,538         | 14,296         | 29,256         |
| Total Households:        | 1,060         | 5,428          | 11,523         |
| Median Household Income: | \$57,777      | \$69,827       | \$68,380       |
- UTILITIES:** Electric HVAC. Monthly Average of \$300.
- ZONING:** Commercial District. Ideal use for professional and business offices and financial institutions not exceeding 1,800 gross square feet area.  
Special exceptions to include: Retail stores, custom tailoring, shoe repair, watch, and other special-exception uses.
- CONOD FEES:** \$300 per month includes exterior maintenance, landscaping, water and trash removal.
- TAXES:** \$2,131
- OCCUPANCY:** Upon Closing
- FOR SALE:** **\$199,000 (was \$250,000)**

**For more detailed information, please contact:**  
**Timothy A. Londregan**  
**LONDREGAN COMMERCIAL REAL ESTATE GROUP**  
**(860) 388-9100, Ext 1 • Cell: (860) 460-9666**  
**tim@londregan.com**

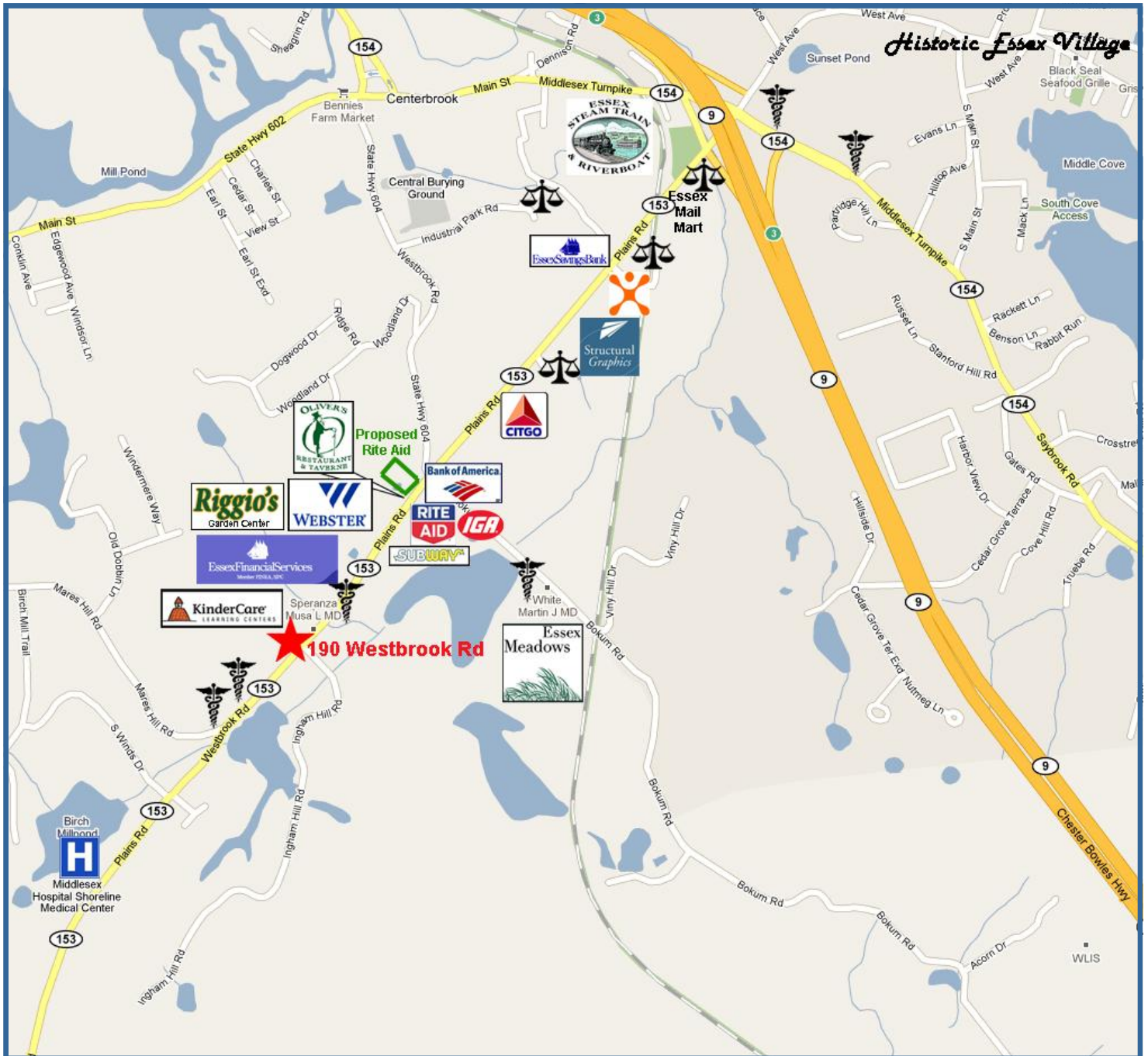
## **BROKERS PARTICIPATION INVITED**

All information stated is from sources deemed reliable and is submitted subject to errors, omissions change of other terms and conditions, prior sale, lease, financing or withdrawal without notice.

# 190 WESTBROOK ROAD, UNIT 2A



# TENANTS & RETAILERS NEAR SUBJECT PROPERTY



## Other Businesses Located in 190 Westbrook Road Complex:

- ◆ Child & Family Agency
- ◆ Peter E. Pool, DMD
- ◆ CI Hanson & Associates
- ◆ David J. Fitzgibbons, PhD