

# FOR SALE

## Medical Office Condo



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**\$139,000**

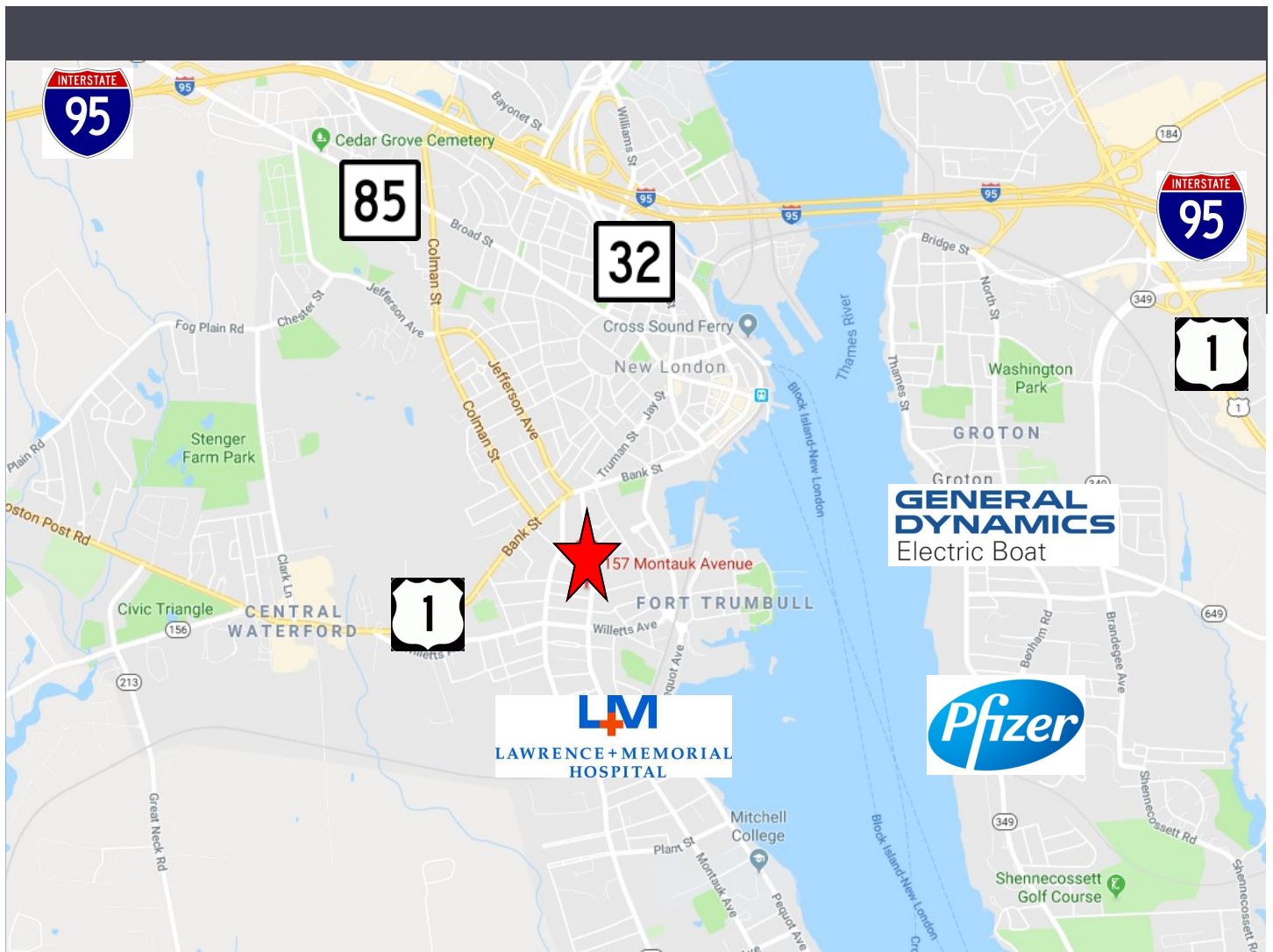
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**PEQUOT  
COMMERCIAL**

15 Chesterfield Road, Suite 4  
East Lyme, CT 06333

860-447-9570 x133  
860-444-6661 Fax

- > 2,272sf Medical office condo divided into two sections: 1,602sf and 670sf
- > Handicap accessible
- > Ample off-street parking
- > Zone R-2
- > 0.5 miles to L&M/Yale-New Haven Hospital
- > New roof and HVAC units in 2018
- > Water in all rooms
- > CAT 5
- > City Water/Sewer; Electric



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
<b>Total Population</b>	50,593	72,513	139,887
<b>Total Households</b>	21,078	29,940	58,213
<b>Household Income</b> <b>\$0—\$30,000</b>	26.50%	23.50%	18.07%
<b>\$30,001-\$60,000</b>	26.11%	25.10%	22.67%
<b>\$60,001-\$100,000</b>	24.98%	26.16%	26.23%
<b>\$100,001+</b>	22.40%	25.23%	33.03%

Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



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