

# FOR SALE – RARE WESTPORT MEDICAL & OFFICE BUILDING

489 POST ROAD EAST, WESTPORT, CT



## DESCRIPTION:

Highly desirable medical & office building for sale on Post road East (route 1) in Westport. Well-maintained property with excellent visibility and access. First floor is currently used as a dermatologist's office and the second floor is vacant office space with private entrance from the ground level. The building will be 100% vacant and is ideal for an owner-user. Per Westport P&Z records and parking calculations, medical use is permitted for the 1st floor only and office use is permitted for the 2nd floor.

## BUILDING SIZE:

1<sup>st</sup> Floor: 2,100 +/- SF  
2<sup>nd</sup> Floors: 2,100 +/- SF  
Total: 4,200 +/- SF

## USE:

Medical (1<sup>st</sup> Floor)  
Office (2<sup>nd</sup> Floor)

## VACANCY:

100% vacant

## YEAR BUILT:

1970's

## ZONE:

General Business District (GBD)

## UTILITIES:

Electric Heat, Forced Hot Air & A/C, Sewer, City Water.

## PRICE:

\$1,495,000

## EXCLUSIVE AGENTS:

*Sean Grathwohl*  
Office: 203.349.5005  
Cell: 203.505.3565  
[sean@davidadamrealty.com](mailto:sean@davidadamrealty.com)



57 Wilton Road, Westport, CT 06880 | Phone 203.221.8148 | Fax 203.341.7494 | [www.davidadamrealty.com](http://www.davidadamrealty.com)

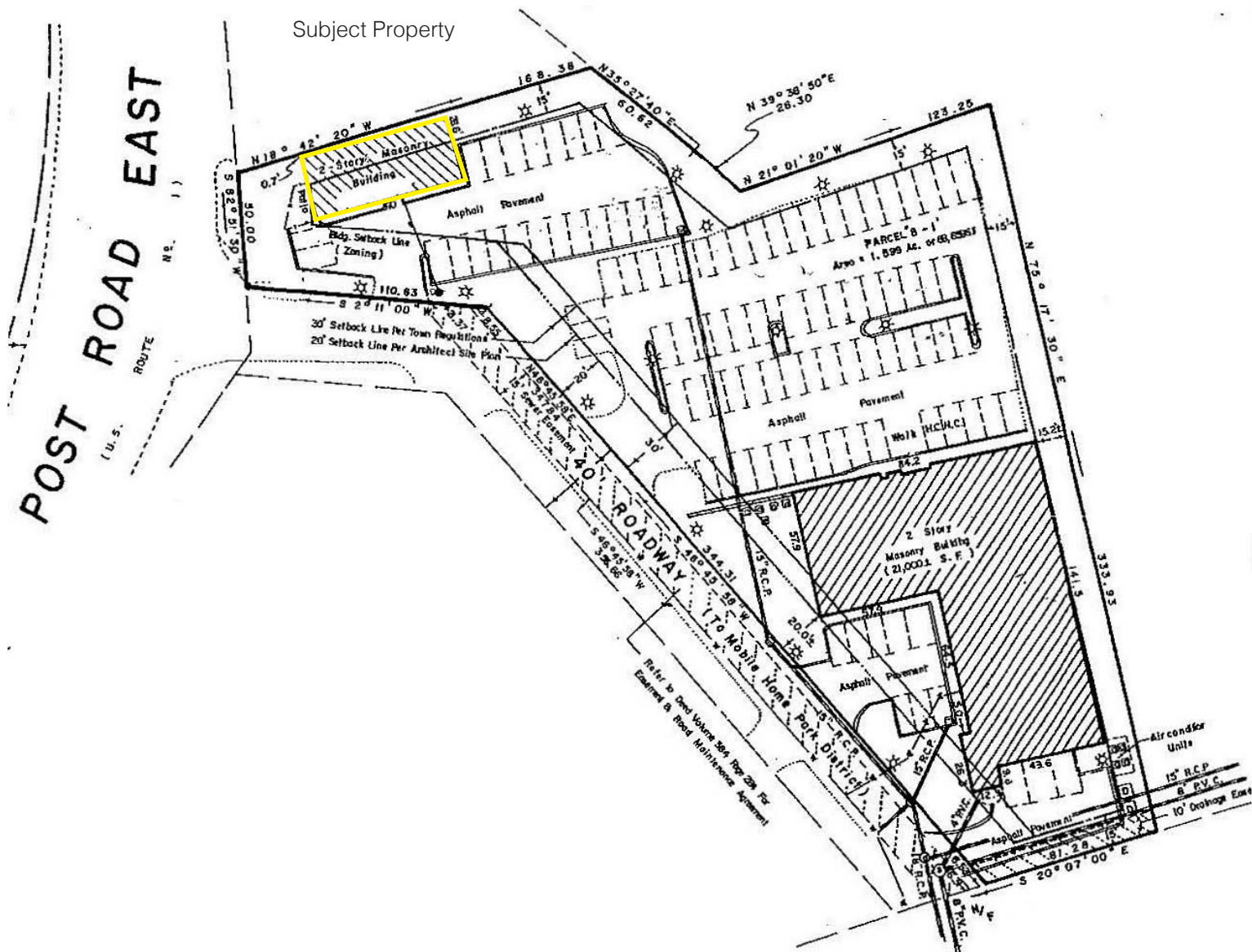
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## Site Plan – 489-495 Post Road East



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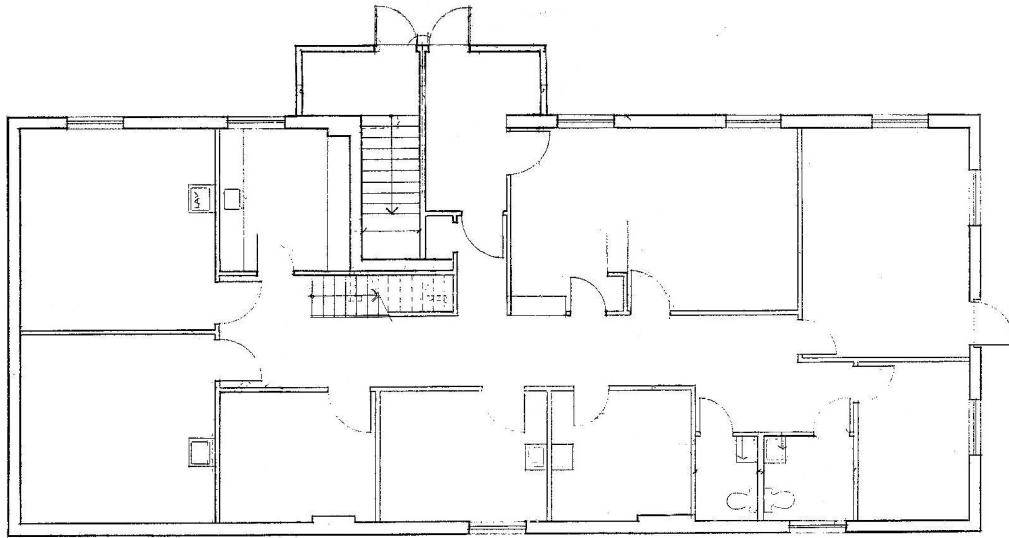
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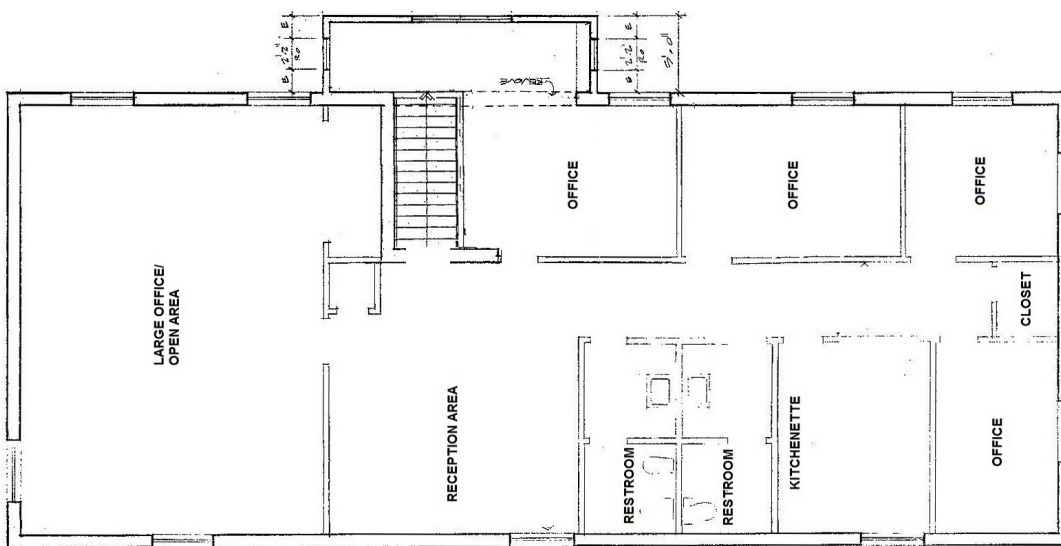
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## First Floor Plan – Medical



## Second Floor Plan – Office



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