

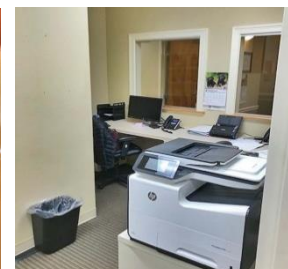
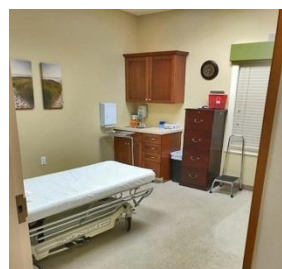
FOR SALE: 7,000± SF MEDICAL / PROFESSIONAL OFFICE BUILDING
FOR LEASE: 2,575± SF MEDICAL / OFFICE SUITE AVAILABLE

4 Huntley Road, Old Lyme, CT 06371

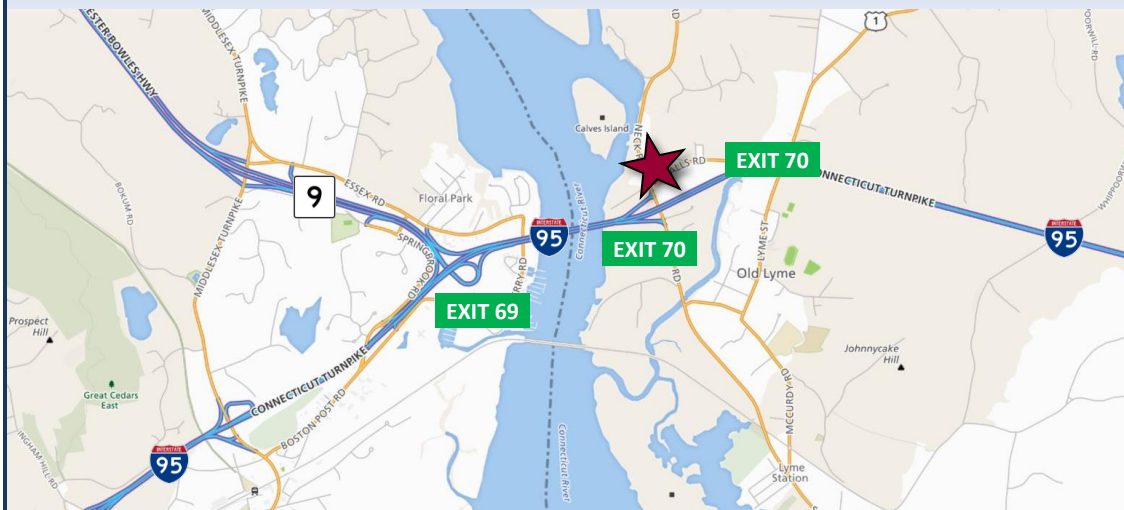
SALE PRICE: \$1,200,000 | LEASE RATE: \$21.50/SF Modified Gross



Ranked in Top 50
Commercial Firms in U.S.



O,R&L Commercial is pleased to present a 7,000± SF Medical / Professional Office Building for Sale with a well-appointed 2,575± SF medical office suite available for Lease located in the coastal town of Old Lyme, CT. Built in 2006, this attractive New England shingle-style freestanding building is located on 0.69± of an acre in a C-30 zone in a prime Old Lyme location adjacent to the commercial district with ample on-site parking and easy access to I-95 via Exit 70. Call Tim McMahon for details 203-643-1007.



Property Highlights

- 7,000± SF Medical / Professional Office Building
- 2,575± SF Medical Office Suite for Lease
 - 5 Exam rooms
 - Reception / Waiting area
 - Doctor's office
 - Employee breakroom
 - Handicapped accessible bathroom
 - LVP flooring throughout
- Adjacent to commercial district
- 26 Parking spaces, 1.86\1,000
- Zoning: C-30
- I-95, Exit 70

For more information contact:

Tim McMahon | 203-643-1007 | tmcmahon@orlcommercial.com

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BUILDING INFORMATION

GROSS BLDG AREA 7,000± SF
AVAILABLE AREA 2,575± SF
OCCUPANCY LEVEL 63%
NUMBER OF FLOORS 1.75
CONSTRUCTION Wood Frame
ROOF TYPE Asphalt shingles
YEAR BUILT 2006

SITE

SITE AREA Commercial Condominium –
Land in Common
ZONING C-30
PARKING 1.86/1,000, 26 spaces
SIGNAGE Pylon
VISIBILITY Excellent
FRONTAGE 201.89'
HWY ACCESS I-95, Exit 70

MECHANICAL EQUIPMENT

AIR CONDITIONING Vapor Cooler
TYPE OF HEAT Oil, Forced Air

UTILITIES

SEWER Septic
WATER Public Connected

TAXES

ASSESSMENT \$574,200
MILL RATE 21.91
TAXES \$12,581

AREA RETAIL Big Y, Bank of America, Essex Savings Bank

COMMENTS 7,000± SF New England style Medical / Professional Office Building for Sale with well appointed 2,575± SF Medical Office Suite available for Lease. Located in the coastal town of Old Lyme, CT with ample on-site parking, adjacent to commercial district, easy access to I-95.

DIRECTIONS I-95 to Exit 70, take CT-156 / US – 1 ramp toward Florence Griswold Museum/Lyme Academy of Fine Arts to Neck Road to Halls Road to Huntley Road.

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Connect with Us



For more information contact:

Tim McMahan | 203-643-1007 | tmcmahan@orlcommercial.com

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