

FOR RENT



MEDICAL OFFICE SPACE

497 MAIN STREET
ANSONIA, CT

\$18/SF NNN



2,040± SF
GROUND FLOOR
SPACE



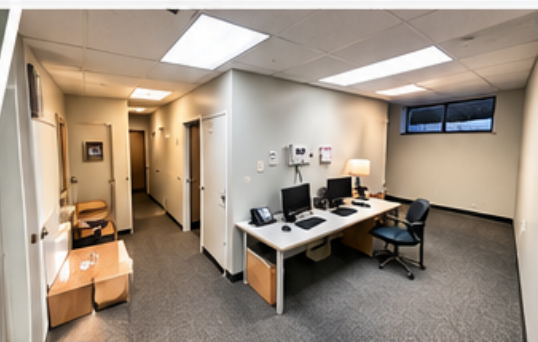
FLEXIBLE
OFFICE USES



30+ SPACE
PARKING LOT



HIGH VISIBILITY
DOWNTOWN
LOCATION



ABOUT THE PROPERTY

- ✓ 2,040± SF ground floor medical office space
- ✓ Flexible layout to accommodate a variety of professional services
- ✓ High-visibility Main Street location in downtown Ansonia
- ✓ Surrounded by local businesses, dining, and community amenities
- ✓ Parking lot and ample nearby parking
- ✓ ADA Compliant unit
- ✓ Building is currently occupied with other Medical Office tenants



PROPERTY DETAILS

Total SQFT	9,624± SF
Acreage	0.32 acres
Year Built	1968
Ceiling Height	N/A
City Water/Well	Public Water
City Sewer/Septic	Public Sewer
Construction	Brick/Masonry
Heating	Forced Hot Air
A/C	Central Air
Roof Structure	Flat, Tar & Gravel
# of Floors	2
Parking	Yes
Bathrooms	N/A
Assessment	\$452,900
Mill Rate	28.55



PRESENTED BY
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