

## MEDICAL OFFICE SPACE

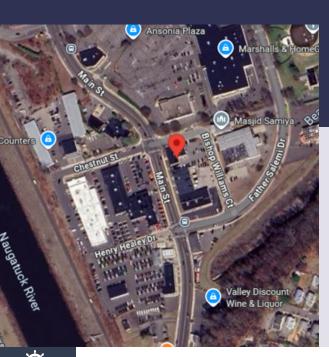
497 Main Street Ansonia, ct

- 2,040± SF GROUND FLOOR SPACE
- FLEXIBLE OFFICE USES
- 30+ SPACE PARKING LOT
- HIGH VISIBILITY DOWNTOWN LOCATION

FOR RENT

**\$18/SF NNN** 









## **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



PRESENTED BY **KEN GINSBERG** 203-376-6266

www.kngrealty.com

377 Main St. West Haven CT, 06516

Total SQFT Acreage  Vear Built  Ceiling Height  City Water/Well  City Sewer/Septic  Public Sewer  Construction  Brick/Masonry  Heating  Forced Hot Air  A/C  Central Air  Roof Structure  # of Floors  Parking  Parking  Yes  Bathrooms  N/A  Assessment  S452,900  Mill Rate  9,624± SF  8452,900			
Year Built Ceiling Height N/A City Water/Well Public Water City Sewer/Septic Public Sewer Construction Brick/Masonry Heating A/C Central Air Roof Structure Flat, Tar & Gravel # of Floors 2 Parking Yes Bathrooms N/A Assessment \$452,900	Total SQFT	9,624± SF	
Ceiling Height City Water/Well Public Water City Sewer/Septic Public Sewer Construction Brick/Masonry Heating Forced Hot Air A/C Roof Structure Flat, Tar & Gravel # of Floors 2 Parking Parking Yes Bathrooms N/A Assessment \$452,900	Acreage	0.32 acres	
City Water/Well 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	Year Built	1968	
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	Ceiling Height	N/A	
Construction Heating Forced Hot Air A/C Central Air Roof Structure Flat, Tar & Gravel # of Floors Parking Yes Bathrooms N/A Assessment \$452,900	City Water/Well	Public Water	<b>-</b>
Heating A/C Central Air Roof Structure Flat, Tar & Gravel # of Floors 2 Parking Yes Bathrooms N/A Assessment \$452,900	City Sewer/Septic	Public Sewer	
A/C Central Air  Roof Structure Flat, Tar & Gravel  # of Floors 2  Parking Yes  Bathrooms N/A  Assessment \$452,900	Construction	Brick/Masonry	
Roof Structure Flat, Tar & Gravel # of Floors 2 Parking Yes Bathrooms N/A Assessment \$452,900	Heating	Forced Hot Air	1
# of Floors Parking Yes Bathrooms Assessment \$452,900	A/C	Central Air	7
Parking Yes Bathrooms N/A Assessment \$452,900	Roof Structure	Flat, Tar & Gravel	
Bathrooms N/A Assessment \$452,900	# of Floors	2	
Assessment \$452,900	Parking	Yes	
	Bathrooms	N/A	
Mill Rate 28.55	Assessment	\$452,900	THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TW
	Mill Rate	28.55	



