

## Colonial Building

11,205 sq ft

This is a beautiful building for 11,205 sq ft. It has a modern look with lots of windows and a great layout. The building is located in a great area and is a great investment. It is a great building for a business or a home. It is a great building for a business or a home. It is a great building for a business or a home.



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477 Boston Post Rd, Orange, CT 06477



**Rosa Morelli**  
Central Parc  
125 E Main St, Mount Kisco, NY 10549  
[rosabellamo@aol.com](mailto:rosabellamo@aol.com)  
(516) 662-8917



## Colonial Building

\$1,995,000

This is a beautifully maintained 13,000 SF +/- free standing retail and office building on approximately 0.86 acres. Recent updates include a new façade, roof, windows and gutters. This building is conveniently located on Route 1 and offers easy access to I-95 and Rt 34. Ample parking is available for maximum tenant and visitor flexibility. Great for owner user! 4,200 sqft is vacant. The rest is rented.

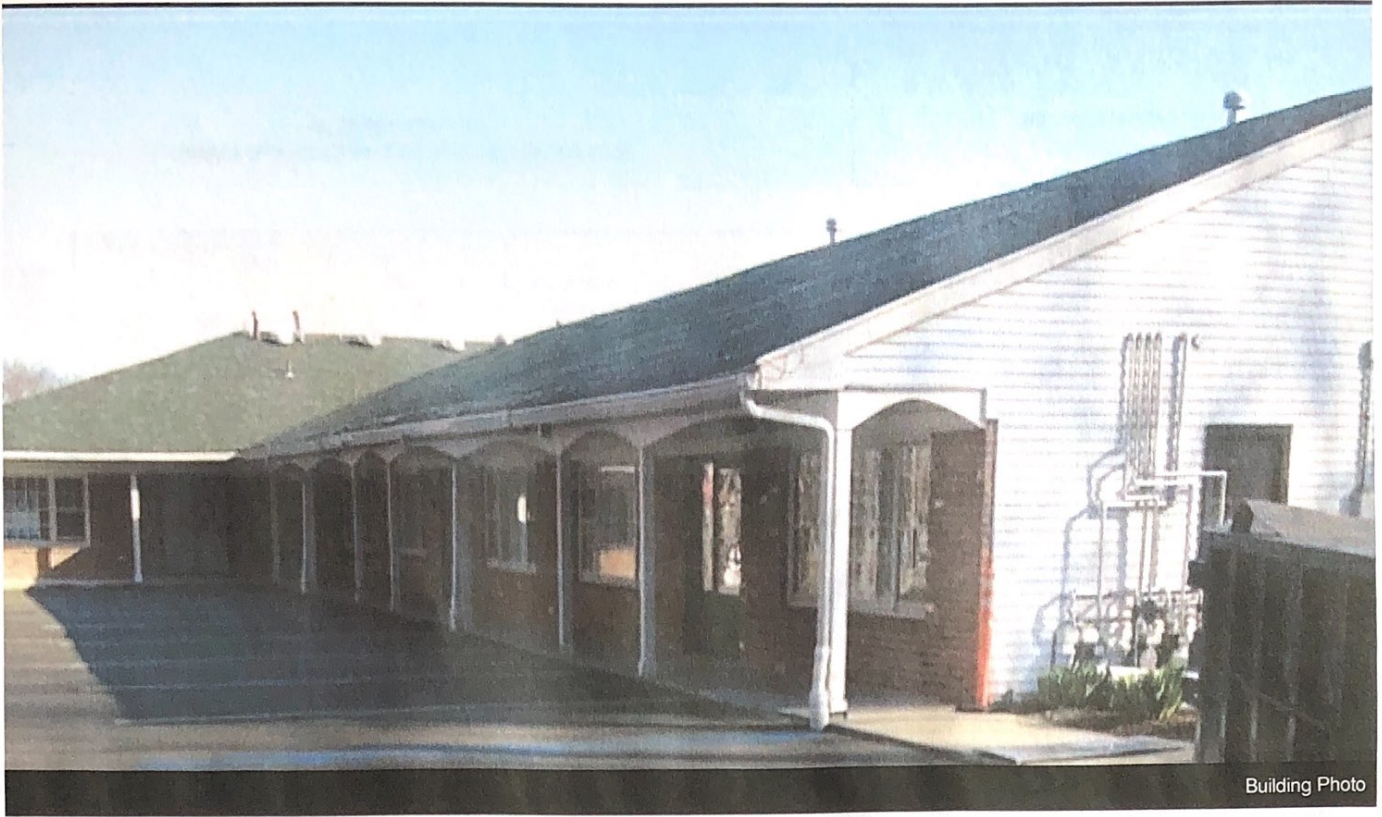
\*NOI is based off of full occupancy....

- This well situated property features an ideal mix of retail and office users in a convenient location.
- The building has been impeccably maintained with a variety of new updates including the façade, roof, windows, and more.
- Great for owner user! 4,200 sqft that is vacant.

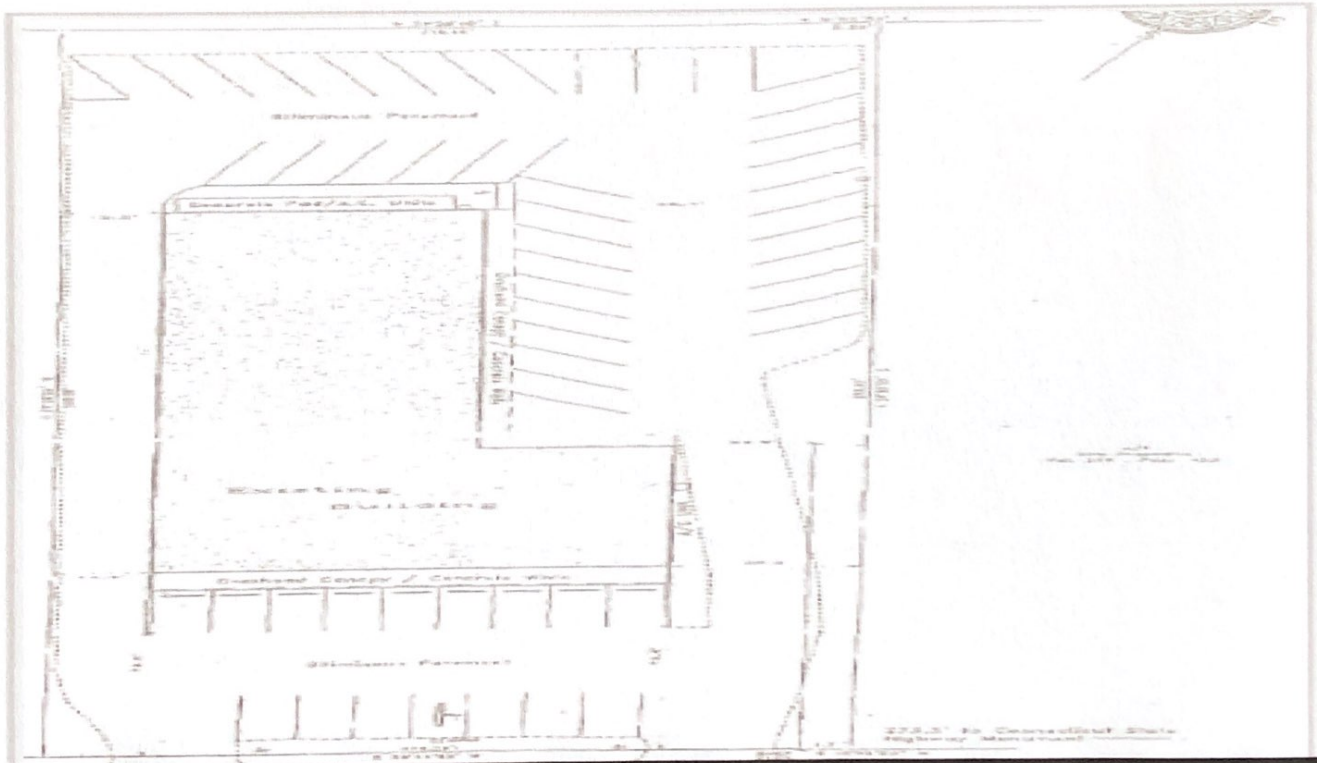


Price:	\$1,995,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Building Class:	C
Sale Type:	Investment
Cap Rate:	6.67%
Lot Size:	0.83 AC
Gross Leasable Area:	22,625 SF
No. Stories:	2
Year Built:	1970
Tenancy:	Multiple
Parking Ratio:	3.92/1,000 SF
Zoning Description:	C-2
APN / Parcel ID:	ORAN-000013-000001-000009B
Cross Streets:	Orange Center Rd

# Property Photos



Building Photo

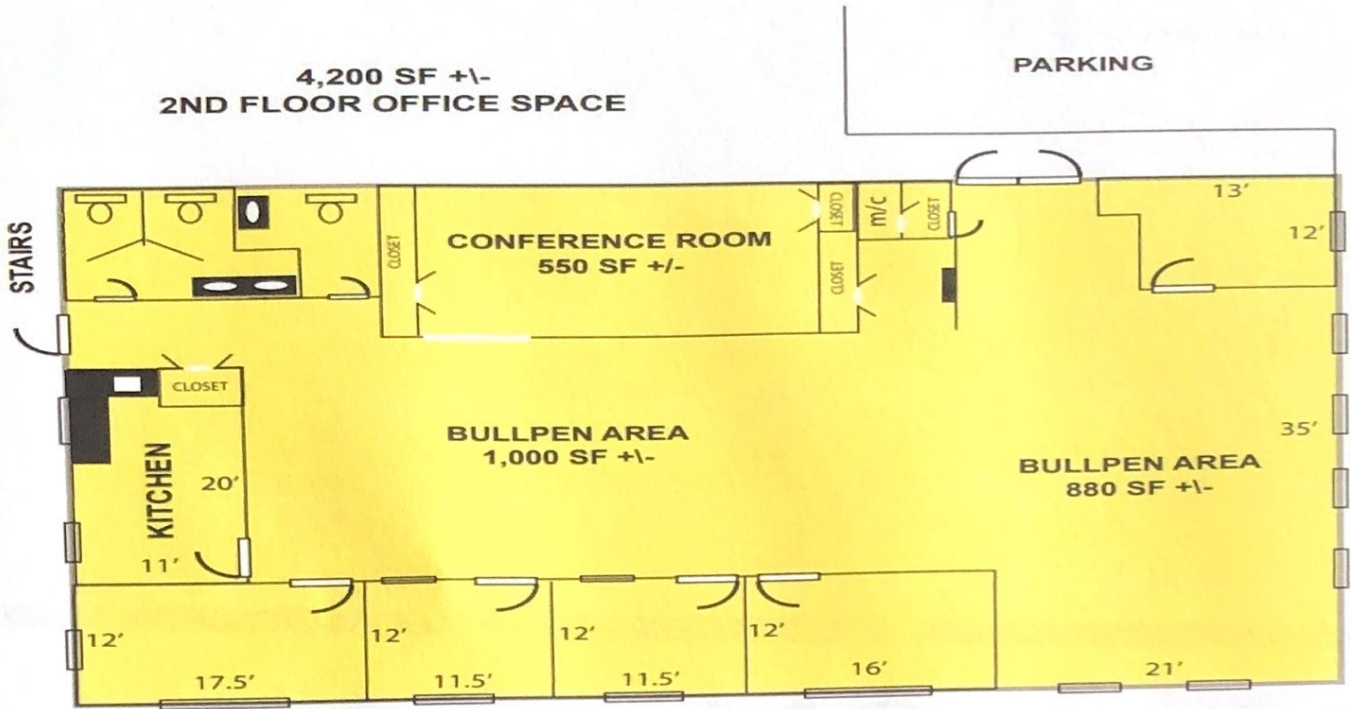


Survey

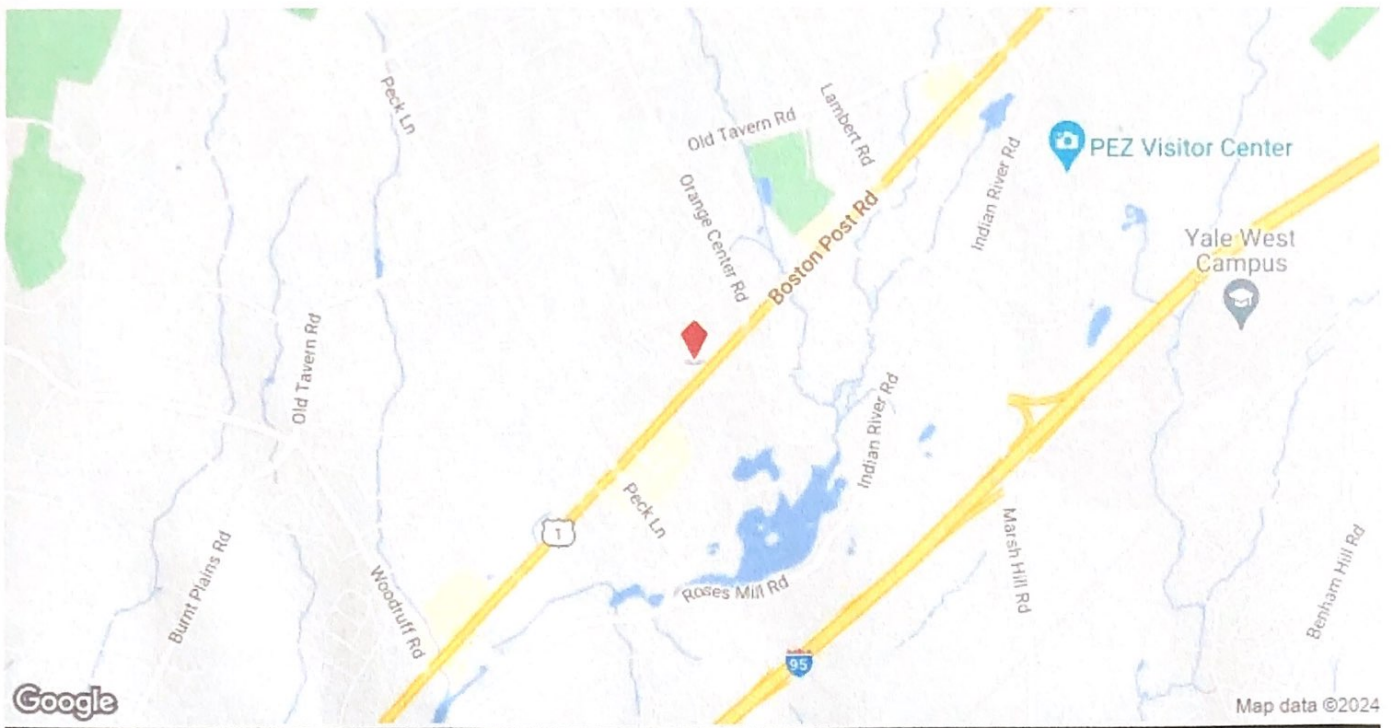
# Property Photos

4,200 SF +/-  
2ND FLOOR OFFICE SPACE

PARKING



2nd Floor



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