

FOR SALE / LEASE Professional Office Condos

FOR SALE

~~\$165,000~~
\$149,900

FOR LEASE

Per 336sf Unit
\$500/mo plus
\$130/mo maintenance



567 Vauxhall St. Ext.
Waterford, CT
06385

Located in Waterford
Professional Building

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FOR SALE

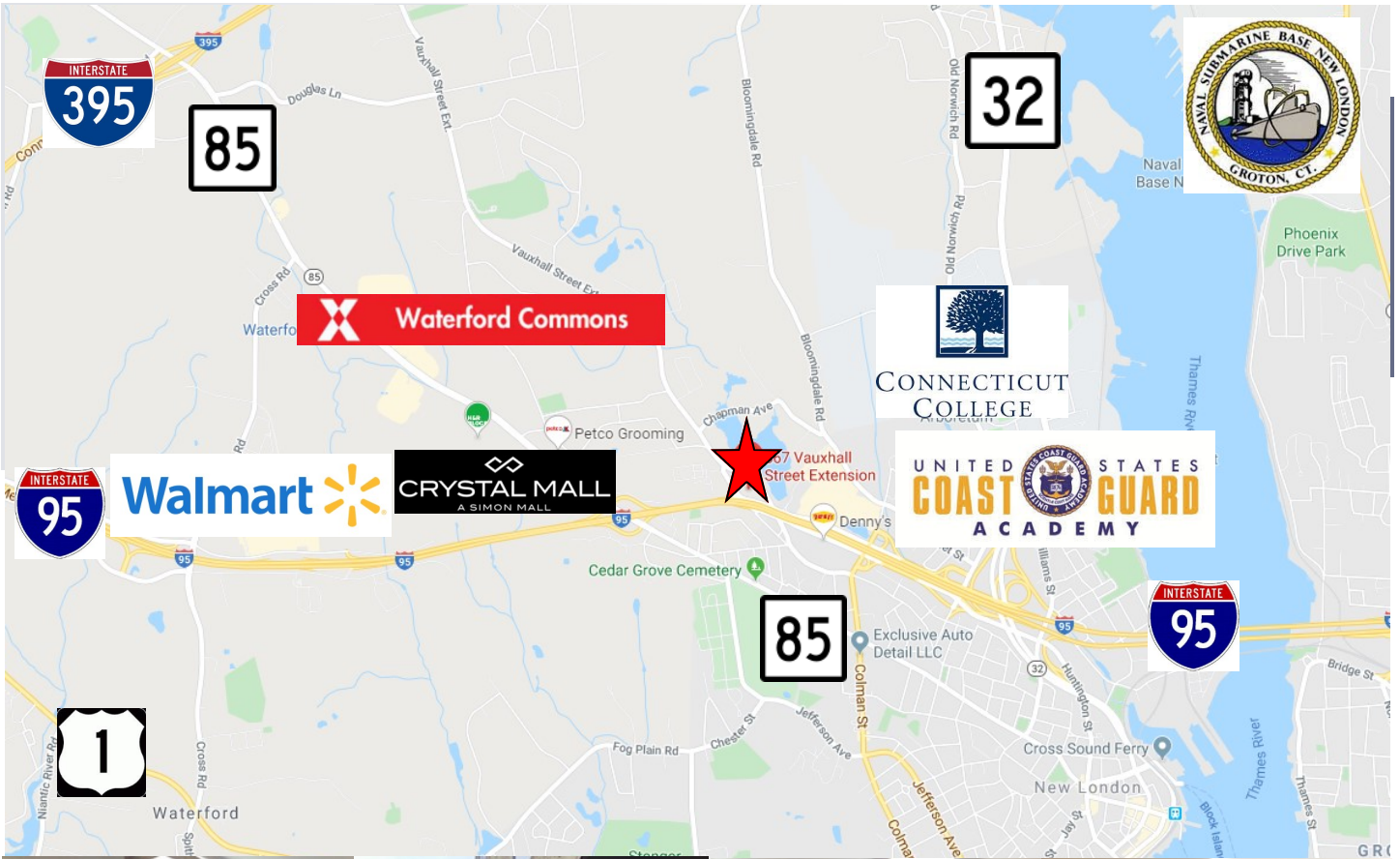
- 1st floor 1,680sf condo (total of 5 units, 336sf each)
- Has up to 7 private offices, 2 BA and reception
- Can be divided
- Furniture can convey
- Storage units in basement

FOR LEASE

- 336sf Office condo on first floor
- Lease each condo (336sf each) @ \$500/mo plus \$130/mo maintenance

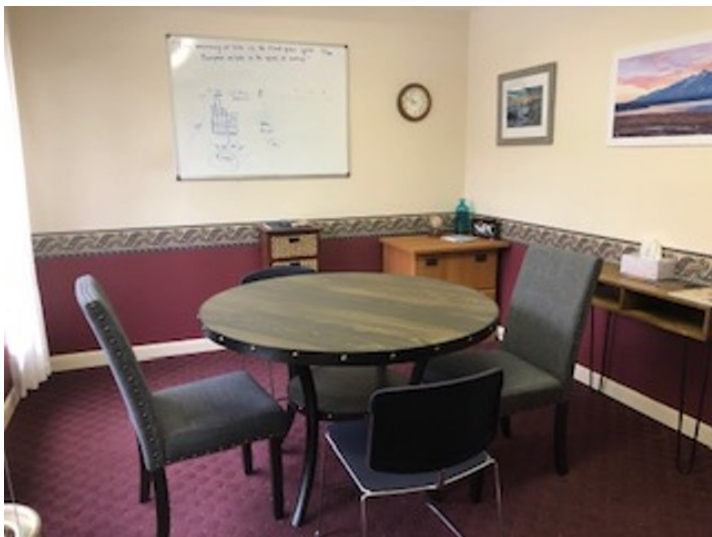
Ample parking lot

Just off I-95 at Waterford/New London border



| DEMOGRAPHICS | 3 MILE | 5 MILE | 10 MILE |
|--------------------------------------|--------|--------|---------|
| Total Population | 42,361 | 79,854 | 153,543 |
| Total Households | 16,222 | 33,095 | 64,413 |
| Household Income \$0—\$30,000 | 33.38% | 25.08% | 20.55% |
| \$30,001-\$60,000 | 23.29% | 23.31% | 21.50% |
| \$60,001-\$100,000 | 21.27% | 23.97% | 24.11% |
| \$100,001+ | 22.06% | 27.64% | 33.85% |

Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



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FLOOR PLAN

