

# 190 Westbrook Road, Essex - Unit 3A

## 3,180 SF+ of Office Space - For Sale or Lease



**WALLS IN PROCESS OF GETTING FRESH PAINT!**



**FOR SALE**

**\$315,000**

**FOR LEASE**

**\$10/SF + NNN & Condo Fees**

- ⇒ 3,180 SF with possibility of more space on first floor
- ⇒ 8 individual offices, 1 kitchen, 1 large conference room, and a common area
- ⇒ Year Built: 1987
- ⇒ Heating: Forced Air, Electric
- ⇒ Cooling: Central AC
- ⇒ Public Water & Septic
- ⇒ Zone: CML
- ⇒ Taxes: N/A - Nonprofit
- ⇒ Frontage: 150 Ft.
- ⇒ Traffic Count: 10,100
- ⇒ Close proximity to downtown Essex
- ⇒ 1.3 miles from Route 9, 3.2 miles from I-95
- ⇒ Common shared parking lot
- ⇒ Most office furniture included in sale/lease!
- ⇒ Potential Uses: Any professional office, retail stores, salon, day care, accessory apartment

# LYMAN

**REAL ESTATE BROKERAGE & DEVELOPMENT**

[www.LymanRE.com](http://www.LymanRE.com)

**SAM LYMAN**

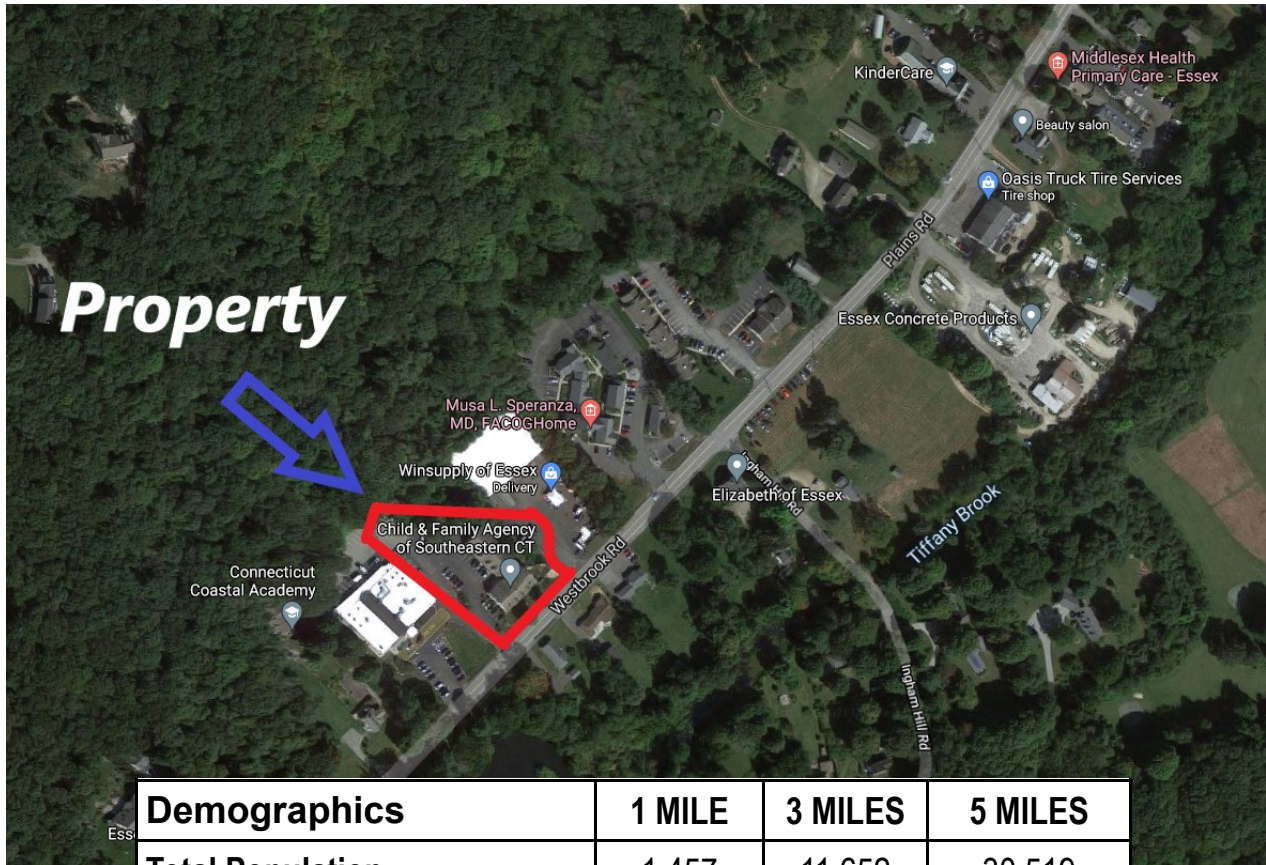
Main Office:

1160 Boston Post Rd.  
Westbrook, CT 06498

Mailing Address:

73 Second Ave.  
Westbrook, CT 06498  
860-887-5000 x15 Office  
860-876-0359 Cell  
[saml@lymanre.com](mailto:saml@lymanre.com)

# FOR SALE OR LEASE - 190 Westbrook Road, Essex - Unit 3A



Demographics	1 MILE	3 MILES	5 MILES
Total Population	1,457	11,652	30,519
Total Households	629	4,668	12,817
Average Household Income	\$91,666	\$119,512	\$109,799

All information stated is from sources deemed reliable and is submitted subject to errors, omissions, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.

# FLOOR PLAN

