

## FOR SALE / LEASE

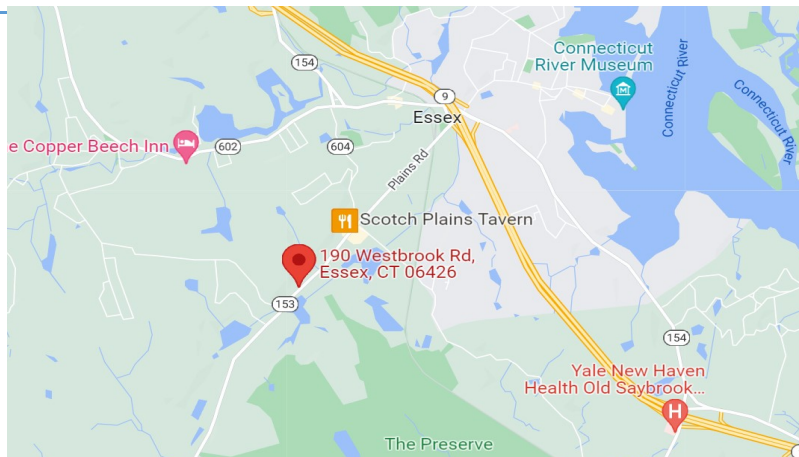


*190 Westbrook Rd  
Unit 2B  
Essex, CT 06426*

**Professional Office Condo**  
**Great Location Minutes from RT 9**  
**Can Be Combined with Unit 3B**  
**946 s/f**  
**Sale: \$99,000.00**  
**Lease: \$1,500.00 Gross + Utilities**

# PROPERTY DATA FORM

PROPERTY ADDRESS		190 Westbrook Road, Unit 2B	
CITY, STATE		Essex, CT 06426	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	946	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	946	Type of Heat	Forced Hot Air
Ext. Construction	Wood siding	OTHER	
Ceiling Height		Acres	
Roof	Asphalt	Zoning	CML
Date Built	1987	Parking	Plenty on Site
		State Route / Distance To...	
		TAXES	
		Assessment	\$82,900.00
		Appraisal	\$118,000.00
		Mill Rate	22.43
		Taxes	\$1,859.45
		TERMS	
		Sale	\$99,000.00
		Lease	\$1,500.00 Gross + Utilities
		Condo Fees	Approx. \$190.00 monthly
UTILITIES	Tenant/Buyer to Verify		
Septic	yes		
Water	City		
Gas	Eversource		
Electrical			



**CONTACT: MICHAEL GRIEDER**  
**E-mail: [mgrieder.gpb@gmail.com](mailto:mgrieder.gpb@gmail.com)**  
**[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)**  
**Phone: 203-577-2277 Fax: 203-577-2100**

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

