

7 ISLAND DOCK

7 Island Dock Road
Haddam, CT 06438

OFFICE / INVESTMENT
FOR SALE/LEASE

\$650,000 • \$10 NNN



OFFICE BUILDING - 2.5 ACRES

Reese Commercial is pleased to offer this unique opportunity for an owner or investor. This unique office building is on 2.5 acres located near the center of Haddam across from Haddam Meadows State Park on the Connecticut River.

Updated improvements include: wired for phones/internet, 3 conference rooms, full contemporary kitchen on 1st floor, and kitchenette on 2nd floor. Large spacious rooms with a reception area, 9 private offices, lower level bath with shower, 3,000 sf of dry basement space, handicap accessible, paved parking lot with 65 spaces and 750 sf outside storage building.

Potential to convert to residential apartments/condos which the town is encouraging due to local need. Can be demised into a 3-tenant office investment property.

PROPERTY HIGHLIGHTS

- \$52 per square foot
- 12,500 SF Building with many updated improvements
- 2.5 Acres across from Connecticut River
- Potential to convert to residential apartments/condos
- Centrally located - five minutes to Route 9
- Great for owner /user with other tenants

FOR MORE INFORMATION, CONTACT:

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