

## COMMERCIAL BUILDING FOR LEASE



### 2 INGHAM HILL ROAD ESSEX, CT

- +/- 2,484 s.f. Building for Lease Plus Full Basement and Walk Up Attic Space
- Prime Location on Busy State Route 153 aka Plains Road
- Average Daily Traffic Count of Approximately 9,000
- Good Visibility
- Ample Parking
- Expandable
- Build Out Available
- Oil-Fired Hot Air Furnace
- Well Water
- Septic System
- Potential Uses: Office, Retail, Food Service, Gallery, Studio, Barber/Salon, Day Care, Vet

\$1,700.00 per Month NNN



Connecticut Yankee Realty, Inc. • P.O. Box 995 • Essex, CT 06426

Tel: 860-767-0000 Fax: 860-767-7124

Email: [info@the-clark-group.com](mailto:info@the-clark-group.com)

[www.the-clark-group.com](http://www.the-clark-group.com)