



4,654 sf Office Building 215 Coram Ave, Shelton For Sale or Lease



GORGEOUS THREE STORY OFFICE BUILDING

Featuring 10 office spaces, foyer with a glass entry door, reception & a conference room.

This three story, former residence consists of a classic foyer with a beveled, glass entry door, a reception office, attractive conference room with custom, built-in shelves, a large private office with a fireplace, a break/kitchen/work area and a lavatory.

The second floor consists of 4 offices with various types of wood flooring and a full bathroom. There is a balcony for leisure/outdoor lunch breaks. The third floor is entirely finished and contains 3 large offices and a conference room. The flooring is carpeting.

The lot is recorded at containing .60 acre and is situated at the corner of Coram Avenue & Maltby Street with substantial frontage on each street. The property has been used for a law office for many years and is conveniently located near the Shelton City Hall and Route 8.

For Sale: \$649,000

For Lease: \$3,900/mo Gross + Utilities

Call Steve Hodson Today at 203-260-1369!

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it



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