



Warehouse – Showroom - Office

91 West Main St / 1 Water St, Ansonia

9,322 SF for Sale or Lease



Perfect for contractors that need warehouse space and/or desire a store front for retail sales!

Former lighting supply headquarters with showroom, two-stage warehouse and office space with numerous possibilities. 9,322+- square foot facility with loading dock that can accommodate a tractor trailer. AC in front showroom area that has numerous windows that overlook a convenient municipal parking lot (no charge for use). AC & heat pump installed in October 2013 which handles the front part of the store/showroom.

Brand new Fibertite brand PVC roofing installed 2021-22 with a 20-year warranty. Prior roofing removed down to the metal deck. The exterior of the building was recently painted in 2022. Newer alarm system. Mini-split AC unit installed in the office unit at 18 Water St. in May of 2021 (see layout sketch). Possibilities to lease the office suites that have private entries from Water Street. Office units 18, 20 & 22 are separately metered for electric. At the present time 18 Water Street is leased through June 2024 with an option to renew.

The facility is proximate to Route 8 and nearby restaurants, banks, and amenities.

For Sale: \$597,000

For Lease: \$6,000/mo

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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Integrity. Quality. Experience. Service.



Corner View



Water St View



Loading Dock



Showroom



Overhead Loading Door



Warehouse