



FOR LEASE

MEDICAL OFFICE/ WALK-IN CLINIC

1700 Dixwell Avenue #UC, Hamden, CT

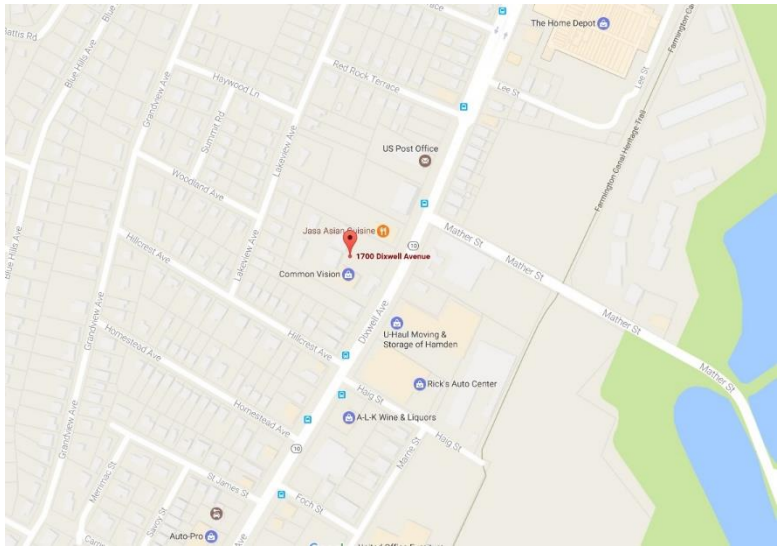


- 2,450 +/- Sq. Ft.
- Street Traffic Count 30,300
- Turnkey/Move In Condition
- 5 Exam Rooms, Nurse Station, X-Ray Room, Staff Kitchen, Manager office
- Plenty of Parking

New Improvements
Ideal for Walk-in Medical or
Private Practice

RLWD Commercial
174 Cherry St
Milford, CT 06460
Ph: 203-701-4848
Fax: 203-876-9709

LEASE: \$4,000/Month/NNN



Ken Ginsberg 203-376-6266 Ken@kngrealty.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. RLWD, LLC, is not responsible for misstatement of facts, errors or omissions.



PROPERTY INFORMATION



Total Building SF	3,141 SF
Available SF	2,450 SF
Year Built	1988
Ceiling Height	12' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	None
Loading Dock	0
Overhead Door	0
Construction	Wood
HVAC	Central Air
Electric Service	Yes - 200 amps
Gas	Yes
Column Spacing	N/A
# of Floors	1
Roof	Gable / Asphalt
Parking	In Common
Bathrooms	2
Frontage	N/A
Zoning	CDD1
Assessment	\$164,990
Environmental	N/A
Mill Rate	45.36
Taxes	\$7,483.95

Comments: Improvements are brand new. Fully fit out with exam rooms with sinks, x-ray room, reception area, admin. Ideal for walk in Medical Center or private practice.

Directions: Route 1 to 62 W Main Street.

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