



COMMERCIAL

An Affiliate of Wareck D'Ostilio Real Estate
New Haven * Milford * Woodbridge * Branford

For Sale or Lease

4,825 SF RETAIL / RESTAURANT SPACE

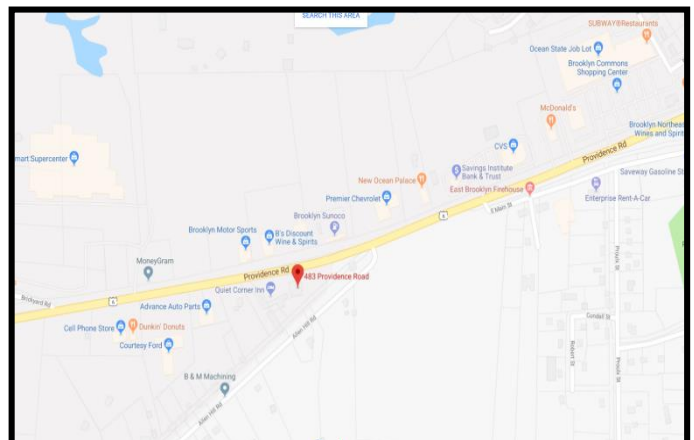
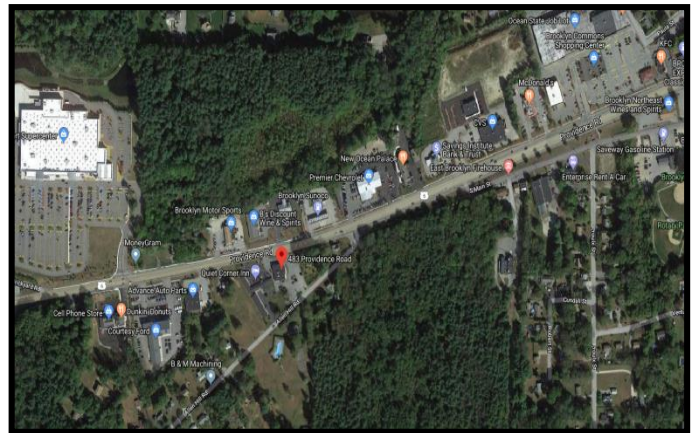
483 Providence Road, Brooklyn, CT 06234



FOR SALE OR LEASE
\$1.1 MM
or \$5,000 / mo. NNN

4,825 SF Retail / Restaurant
Excellent Frontage & Visibility
High Traffic Location (Route 6)

- **4,825 SF former Dunkin Donuts**
- **Drive thru**
- **Retail or Restaurant use**
- **Near Walmart, Dunkin Donuts & many other major retailers**
- **Excellent frontage**
- **Parking lot access**
- **Full Basement**





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Property Information

Total Building SF	4,825 SF
Available SF	4,825 SF
Year Built	1996
Ceiling Height	10' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	TBD
Loading Dock	N/A
Overhead Door	N/A
Construction	Concrete
HVAC	Forced Air/Central AC
Electric Service	Yes
Gas	Yes
Column Spacing	N/A
# of Floors	1 plus basement
Parking	Asphalt
Bathrooms	HC
Frontage	74'+/-
Zoning	PC
Assessment	\$341,900
Environmental	TBD
Mill Rate	27.09
Taxes	\$9,262.07

483 Providence Road, Brooklyn CT

Comments:

4,825 SF former Dunkin Donuts with Drive Thru available for Sale at \$1,100,000 or Lease at \$5,000/mo, NNN. Excellent visibility on Route 6 with parking lot access. McDonalds, Dunkin Donuts, & Walmart Supercenter nearby. Full Basement
 Directions: Providence Road (Route 6).

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