



# COMMERCIAL

New Haven \* Milford \* Woodbridge \* Branford

**AVAILABLE FOR LEASE  
3,959 SF RETAIL OR OFFICE  
ENTIRE BUILDING**

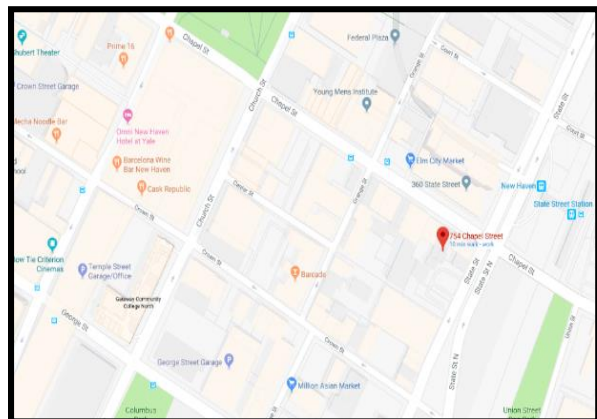
## 754 Chapel Street, New Haven, CT



**Lease: \$18.50/SF NNN**

**3,959 SF in Prime Location  
Across from Luxury Apt  
Building  
High Pedestrian Traffic**

- 3,959 SF
- Entire Building
- Currently occupied by USPS
- Direct Frontage on Chapel Street
- Prime Location just steps from Yale University & State St Train Station
- Across from Luxury Apt Building
- Easy Access to I-91 & I-95





## Property Information

Total Building SF	3,959
Available SF	3,959
Year Built	1900
Ceiling Height	10' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	TBD
Loading Dock	N/A
Overhead Door	N/A
Construction	Brick/Masonry
HVAC	Heat/AC Packages
Electric Service	Yes
Gas	Yes
Column Spacing	N/A
# of Floors	3
Parking	None
Bathrooms	TBD
Frontage	20' +/-
Land Area	0.06
Zoning	BD-1
Assessment	\$382,060
Environmental	TBD
Mill Rate	44.97
Taxes	\$17,181.24
Taxes / SF	\$4.34

## 754 Chapel Street, New Haven CT

Comments: Three story building, currently occupied by USPS, available at \$18.50/SF NNN. Prime location; just steps away from State Street Train Station, Yale University, & an abundance of shops and restaurants. Access to I-91 & I-95.

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