



COMMERCIAL

New Haven * Milford * Woodbridge * Branford

AVAILABLE FOR SALE OR LEASE

13,645 SF on .30 Acres

209 Church St, New Haven, CT 06510

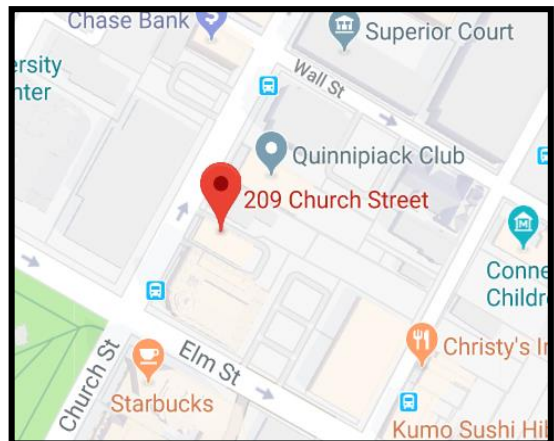


FOR SALE: \$3 MM
FOR LEASE: \$300K/yr NNN

13,645 SF
Well Appointed Office/Bank Building
Located in the Heart of Downtown
New Haven



- **13,645 SF Building w/ Full Basement**
- **Prime Downtown New Haven location**
- **Across the street from New Haven County Courthouse**
- **Currently Citizen's Bank**
- **Well Appointed Office Space w large windows & voluminous Lobby, Elevator and Drive-thru window**
- **Close to Yale University and Hospital**
- **Unfinished Basement-great for storage**



Real Living Wareck D'Ostilio New Haven * Milford * Woodbridge * Branford



Property Information

Total Building SF	13645 SF
Available SF	13,645 SF
Year Built	1929
Ceiling Height	12' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	No
Loading Dock	0
Overhead Door	0
Construction	Brick
HVAC	Heat/AC Pkgs
Electric Service	Yes
Gas	No
Column Spacing	N/A
# of Floors	2
Parking	Attached Lot
Bathrooms	TBD
Frontage	48' +/-
Zoning	BD
Taxes	\$94,930

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Comments:

Classically styled brick office building in the heart of New Haven, directly across the street from the New Haven County Courthouse and the New Haven Green. Walking distance from all New Haven has to offer; restaurants, cultural events, mass transit, New Haven Library, Yale University and Hospital. Perfectly outfitted for a Non-Profit or other office use. 8,953 SF available for Lease at \$300K per year, NNN. Parking on site.

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