



# COMMERCIAL

New Haven \* Milford \* Woodbridge \* Branford

## AVAILABLE FOR LEASE

### 3 Spaces

# 630 Washington Ave, North Haven, CT 06473

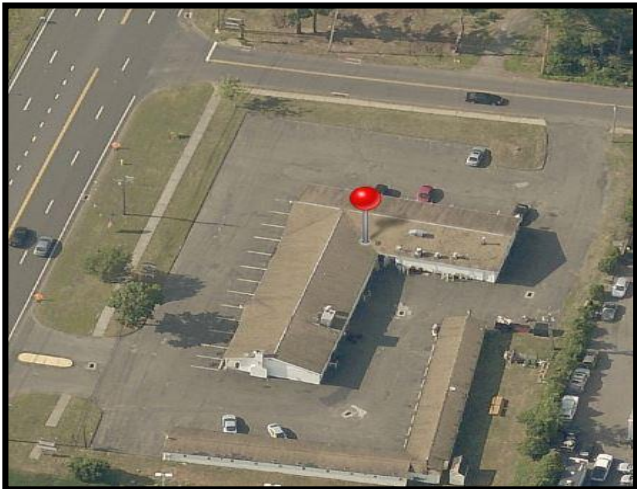


**FOR LEASE: \$10 / SF NNN**  
**Hair/Nail Salon (#2) – 980 SF**  
**Church (#3) – 1,300 SF**  
**Pizza Restaurant (#4) – 1,400 SF**

**Ideal for Retail, Fitness, Professional Offices, Church or Food based businesses**

**Oversized Lot w Abundant Parking & Great Visibility along Route 5 (Washington Ave)**

- 980 SF, 1,300 SF & 1,400 SF Spaces, all w/ Basement Storage
- Retail, Fitness or Professional Offices (Tax, Law, Etc.) Church, Small restaurant or Deli space
- Two entrances to Parking Lot
- Located right off Exit 13, I-91
- 14,700 CPD





# COMMERCIAL

New Haven \* Milford \* Woodbridge \* Branford

## Property Information

Total Building SF	13,668
Available SF	3,680
Year Built	1981
Ceiling Height	10' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	N/A
Loading Dock	0
Overhead Door	0
Construction	Wood Frame / Brick
HVAC	HEAT/AC PKGS
Electric Service	TBD
Gas	Yes
Column Spacing	None
# of Floors	1
Parking	Asphalt – Multiple spaces
Bathrooms	Average
Frontage	120' +/-
Land Area	1.38
Zoning	CB40
Assessment	\$601,000
Environmental	TBD
Mill Rate	31.18
Taxes	\$18,742.00
Taxes / SF	\$1.37

### 630 Washington Ave., North Haven, CT

**Comments:**

3 spaces in Alpine Village Shopping Center. Store #2 980 SF, Store #3 1,300 SF and Store #4 1,400 SF available for lease in plaza, with plenty of parking and two entrance/exits. Corner location at intersection of Washington Avenue and Scrub Oak Rd. Ideal for Accountants, Lawyers or Tax offices. Also good for Fitness, Holistic or Health Food stores small Restaurants or Deli's.

Directions: Exit 13 off I-91; left off exit; ¼ mile on left.

**Ken Ginsberg**  
 Broker  
 (203) 376-6266  
 ken@kngrealty.com



174 Cherry Street  
 Milford CT 06460  
 (203) 701-4848