



# COMMERCIAL

New Haven \* Milford \* Woodbridge \* Branford

## FOR LEASE

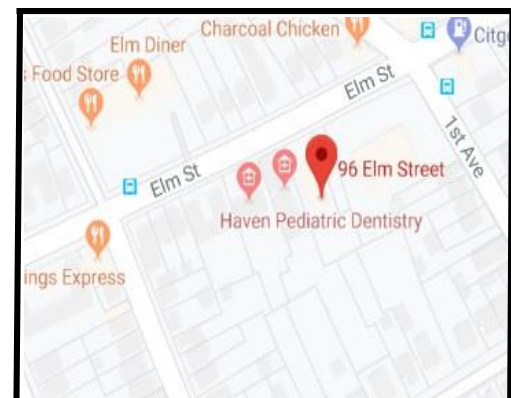
3 OFFICE/ RETAIL/ INDUSTRIAL SPACES  
APPROXIMATELY 550 SF - 2200 SF AVAILABLE

96 Elm Street, West Haven 06516



1100 SF Retail/Office-\$1800/mo + Util.  
550 SF Retail/Office- \$975/mo + Util.  
2200 SF Warehouse- \$1000/mo + Util  
SPACES CAN BE COMBINED

- Left Side Street Front- Approx. 1100SF, \$1800 Per Month plus Utilities
- Right Side Street Front - Approx. 550SF, \$975 Per Month plus Utilities
- Rear- Warehouse- Approx. 2200SF \$1000 Per Month plus Utilities
- Conveniently located near shopping plazas and restaurants
- Close to I-95
- On main Bus Line





## Property Information

Available SF	3,850
Year Built	1900
Ceiling Height	N/A
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	No
Loading Dock	one
Overhead Door	Yes
Construction	Brick
HVAC	Forced Air-Front Space
Electric Service	Multiple - individual services
Gas	Yes
Column Spacing	N / A
# of Floors	1
Parking	Parking Lot
Bathrooms	1 HC Per Unit
Frontage	38 Feet +/-
Zoning	NB
Assessment	\$278,250
Environmental	TBD
Mill Rate	48.67
Taxes	\$13,542.00

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**1423 Chapel St, New Haven, CT 06511**

Comments:

96 Elm Street has 3 spaces for lease, ranging from 544 SF-2200SF. Parking available. Located near restaurants and stores. On main bus line and close to I95.

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## RENTAL INFORMATION

UNIT	LOCATION	APPROX. SF	MONTHLY RENT	DESCRIPTION
1 LEFT	STORE FRONT	1100	\$1800 plus Utilities	Retail/ Storefront Space located on left side
1 RIGHT	STORE FRONT	550	\$975 plus Utilities	Retail/ Storefront Space located on right side
1 REAR	REAR	2200	\$1000 plus Utilities	Warehouse Space located in rear
TOTAL		3850		