



# COMMERCIAL

New Haven \* Milford \* Woodbridge \* Branford

## FOR LEASE

MEDICAL OFFICE / WALK-IN CLINIC

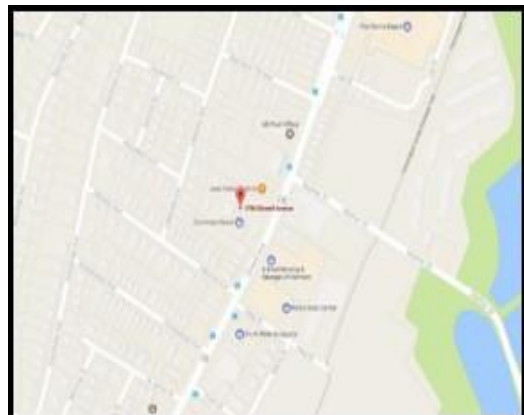
1700 Dixwell #C, Hamden, CT 06514



**FOR LEASE: \$4,000/mo. NNN**

**New Improvements  
Ideal for Walk-In Medical Center,  
Medical or Dental Office**

- 2,450 +/- SF
- Street Traffic Count 30,300 CPD
- Turnkey / Move In Condition
- Medical Office w/ Exam Rooms
- Reception Area
- Across from Advance Auto & U-Haul
- New pylon sign & plenty of parking





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## Property Information

Total Building SF	3,141 SF
Available SF	2,450 SF
Year Built	1988
Ceiling Height	12' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	None
Loading Dock	0
Overhead Door	0
Construction	Wood
HVAC	Forced Air/Central AC
Electric Service	200 AMP
Gas	Yes
Column Spacing	N/A
# of Floors	1
Parking	Attached Lot
Bathrooms	2
Frontage	85' +/-
Land Area	TBD
Zoning	T4
Assessment	\$164,990
Environmental	TBD
Mill Rate	47.96
Taxes	\$7,913
Taxes / SF	\$2.52

### 1700 Dixwell Ave #UC, Hamden, CT

#### Comments:

Improvements are brand new. Fully fit out with Exam Rooms with Sinks, X-Ray Room, Reception area, Administration. Ideal for Walk-In Medical Center or Private Medical / Dental Practice.

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