



HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven \* Milford \* Woodbridge \* Branford \* Old Saybrook

## FOR LEASE 1,100 +/- SF

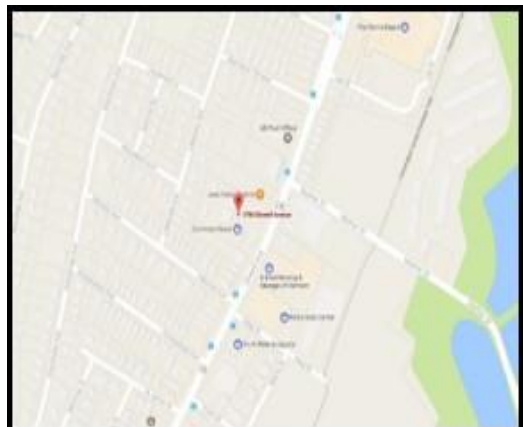
1700 Dixwell Ave, Bldg #B, Hamden, CT 06514



**FOR LEASE**  
**\$1,350 / mo NNN**

**Commercial Condo**  
**Ideal for Retail, Office,**  
**Showroom, Commercial**

- 1,100 SF+/- Available for Lease
- High Street Traffic Count 30,300 CPD
- Ample parking in attached lot
- Maintained by Condo Assoc.
- Turnkey / Move In Condition
- Across from Advance Auto & U-Haul
- New pylon sign & plenty of parking





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### Property Information

Total Building SF	3,920 SF
Available SF	1,100+/- 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	\$168,000
Environmental	TBD
Mill Rate	48.86
Taxes	\$8,208
Taxes / SF	\$2.09
Condo Fees	\$1,129.30 / mo.

### 1700 Dixwell Ave, Bldg #B, Hamden, CT

**Comments:**

Ideal for Retail, Boutique Showroom, Offices, Yogurt, Bubble Tea, in this naturally lit corner space with windows on two sides. Extra room in back for storage. Corner space with plenty of parking. High ceilings.

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

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



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