



HOULIHAN LAWRENCE New Haven * Milford * Woodbridge * Branford * Old Saybrook
WARECK D'OSTILIO

**9,000 SF Retail Unit
Former School location
AVAILABLE FOR LEASE**

302 Eastern Street, New Haven, CT 06513



**FOR LEASE
9,000 SF Unit
\$14 / SF plus Utilities**

**Former School Facility
located in a Residential Complex
Owner to Renovate exterior**

- **Multiple uses possible – Therapeutic services, All Professional services, Yoga Studio, Day Care**
- **Located near large Bella Vista Senior Living community with over 1400 residents**
- **Can be subdivided**
- **Located on the corner of Eastern Street and Hemingway**



Houlihan Lawrence Wareck D'Ostilio
New Haven * Milford * Woodbridge * Branford * Old Saybrook



Property Information

Total Building SF	9,000
Available SF	9,000 SF
Year Built	1990
Ceiling Height	N/A
City Water / Well	City Water
City Sewer / Septic	City Sewer
Sprinkler	No
Loading Dock	No
Overhead Door	0
Construction	N/A
HVAC	Gas/Oil Heat/Central Air
Electric Service	TBD
Gas	Yes
Column Spacing	N/A
# of Floors	1
Land Area	N/A
Parking	Paved lot
Bathrooms	2
Frontage	N/A
Zoning	RM1
Assessment	\$159,530
Environmental	TBD
Mill Rate	43.88
Taxes	\$7,000
Taxes / SF	\$0.78

302 Eastern St, New Haven 06513

Comments:

9,000 SF retail building located directly across the street from Bella Vista Senior Living community with over 1400 residents. Excellent location for Physical Therapists, all Medical Professionals, Day Care, Senior Activities. Possibly subdivided to 3,000 SF. Owner will renovate exterior. Provide vanilla box interior



Frank D'Ostilio
Broker
(203) 641-7072
frank@wdsells.com

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



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

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

This document has been prepared by HLWD Commercial for advertising and general information only. HLWD Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. HLWD Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of HLWD Commercial and/or its licensor(s). ©2018. All rights reserved.