



600 SF RETAIL UNIT AVAILABLE FOR LEASE

545 WHALLEY AVE, NEW HAVEN, CT 06511



**RETAIL UNIT
600 SF
FOR LEASE
\$1,000 per month + Utilities**



High Traffic Retail Space

- Prime Retail space ideal for Nail Salon, Tattoo artist, Barber Shop, Professional Office, Convenience Store, Boutique
- Affordable and visible
- Move-in condition – Needs nothing
- Easy access to Merritt Pkwy, Rte 34 and I-95
- Parking on Street and in rear





Property Information

Total Building SF	6,642 SF
Available SF	600 SF
Year Built	1900
Ceiling Height	N/A
City Water / Well	City Water
City Sewer / Septic	City Sewer
Sprinkler	No
Loading Dock	No
Overhead Door	No
Construction	Brick/Vinyl Siding
HVAC	Forced Air/Central A/C
Electric Service	TBD
Gas	Yes
Column Spacing	N/A
# of Floors	2
Land Area	0.16
Parking	Street & Rear lot
Bathrooms	Average
Frontage	80 +/-'
Zoning	BA
Assessment	\$388,710
Common Charges	N/A
Mill Rate	45.95
Taxes	\$17,861
Taxes / SF	\$2.69

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Comments:

1st Floor Retail space available on busy Whalley Ave in New Haven. The unit is 600 SF and is available for Lease at \$1,000/mo. plus Utilities. Move-in condition, needs nothing. Large front windows perfect for Showroom as well. This is the Retail location you've been looking for. Affordable and visible. Nail Salon, Barber Shop, Tattoo Parlor, Professional Offices, Convenience Store, Boutique.

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