



COMMERCIAL

New Haven * Milford * Woodbridge * Branford

FOR LEASE OR SALE

3,920 SF or SUBDIVIDABLE TO 1,000 SF

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

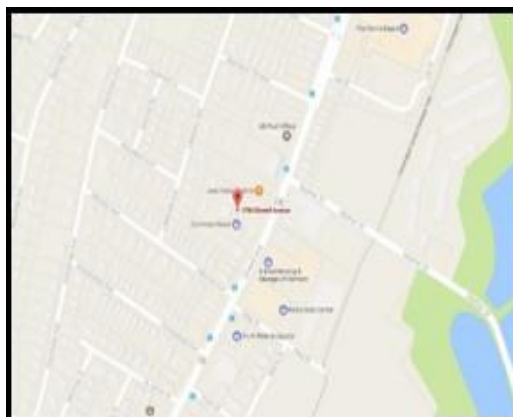


LEASE: \$12/SF NNN

SALE: \$425,000

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

- 3,920 +/- SF or 1,200 SF & 2,800 SF
- Can Subdivide to 1,000 SF units
- 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



Real Living Wareck D'Ostilio

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Property Information

| | |
|--------------------|-----------------------|
| Total Building SF | 3,920 SF |
| Available SF | 3,920 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 |

1700 Dixwell Ave, Bldg #B, Hamden, CT

Comments:

Ideal for Retail, Showroom, Offices or Commercial. Lease the entire 1st floor of 3,920 SF, or utilize the existing 1,200 SF or adjacent 2,800 SF. Subdivide to 1,000 SF parcels. Common charges are \$1,129.30 per month. Also available for Sale. Agent has an ownership interest in the subject property. 4% Co-Broke.

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