



HOULIHAN LAWRENCE
WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

AVAILABLE FOR SALE
7,380 SF SELF-STORAGE FACILITY
5 OLD BRADLEY ST, EAST HAVEN, CT 06512

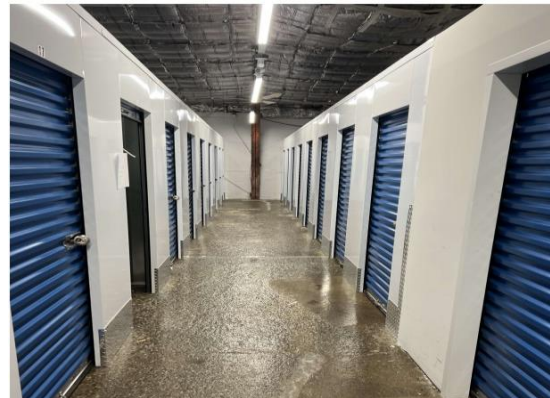
Major Price Reduction



FOR SALE:
\$775,000

**7,380 SF Single Level
Climate Controlled
Indoor Self-Storage Facility
With Security Cameras**

- **Climate Controlled Indoor Self-Storage**
- **Single story**
- **Multiple Sized Units**
- **2 Overhead Doors**
- **Easy Access to I-95 and I-91**



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Property Information

Total Building SF	7,380 SF
Available SF	7,380 SF
Year Built	1962
Ceiling Height	TBD
City Water/Well	Well Water
City Sewer/ Septic	Sewer
Sprinkler	No
Loading Dock	0
Overhead Door	2
Construction	Masonry/Metal
HVAC	FHA/Central Air
Electric Service	TBD
Gas	Yes
Column Spacing	N/A
# of Floors	1
Parking	Partially paved Off Street parking
Bathrooms	N/A
Frontage	57' +/-
Zoning	LI-1
Acreage	0.43
Taxes (after appeal)	\$23,492-(approx. \$10,000)
Taxes / SF	\$3.18-(approx. \$1.36)



5 Old Bradley St, East Haven, CT 06512

Comments:

This BRAND NEW Indoor Storage Facility is available for sale at \$775,000. Complete with 2 Bay doors, this Climate Controlled Indoor Facility has Security Cameras and multiple-sized self service storage units. Easily accessed from I-95 and I-91. Great investment property.

Ctrl + Click to follow link for video:

[Video - 5 Old Bradley St, East Haven](#)

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



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

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INCOME & EXPENSE
5 OLD BRADLEY RD
EAST HAVEN, CT

Revenue \$ 100,768.92

Expenses	Annual
Taxes	\$ 10,000.00
Mini Storage Insurance	\$ 5,171.52
Snowplow/landscaping	\$ 240.00
Marketing	\$ 1,000.00
UI - Electric	\$ 4,831.00
Gas	\$ 4,191.00
Cable	\$ 4,920.00
Payroll	\$ 14,400.00
Water pollution	\$ 365.00
sitelink software	\$ 1,200.00
Credit Card Processing (1%)	\$ 870.89
TOTAL EXPENSES	\$ 47,189.41

Net Operating Income \$ 53,579.51
Cap Rate 7%

REVENUE BASED ON PRICE LIST						
UNIT SIZE	NUMBER	UNIT SF	TOTAL UNIT SF	PRICE/MO (price list)	RENT/MO	RENT/YR
5x5	8	25	200	\$ 62.75	\$ 502.00	\$ 6,024.00
5x6	2	30	60	\$ 73.38	\$ 146.76	\$ 1,761.12
5x8	1	40	40	\$ 84.01	\$ 84.01	\$ 1,008.12
5x9	17	45	765	\$ 105.29	\$1,789.93	\$ 21,479.16
5x10	9	50	450	\$ 115.92	\$1,043.28	\$ 12,519.36
6x9	6	54	324	\$ 115.92	\$ 695.52	\$ 8,346.24
6x10	1	60	60	\$ 126.56	\$ 126.56	\$ 1,518.72
8x10	1	80	80	\$ 137.19	\$ 137.19	\$ 1,646.28
9x6	3	54	162	\$ 115.92	\$ 347.76	\$ 4,173.12
10x10	9	100	900	\$ 158.96	\$1,430.64	\$ 17,167.68
10x11	6	110	660	\$ 158.96	\$ 953.76	\$ 11,445.12
	63	648	3701	\$ 1,254.86	\$7,257.41	\$ 87,088.92
Trailer storage					200	\$ 2,400.00
Office Second floor					500	\$ 6,000.00
Parking					140	\$ 1,680.00
Parking					100	\$ 1,200.00
Shredding					200	\$ 2,400.00
					1140	\$ 13,680.00
TOTAL INCOME					\$8,397.41	\$100,768.92

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