



COMMERCIAL

New Haven * Milford * Woodbridge* Branford * Old Saybrook

OWNER – INVESTOR PROPERTY

3,983 SF Commercial / Boarding House w/ Water Views

For Sale

83 Edgefield Ave, Milford, CT 06460



For Sale - \$829,000

**Boarding House w/
Owner’s apartment
16 Rooms + Parking**

- **Water Views**
- **Possible additional building lot**
- **3,983 SF, Rooming House**
- **Solar Power (partial)**
- **Open Porch + Patio**
- **Beach Community**





Property Information

Total Building SF	3,983 SF
Available SF	3,983 SF
Year Built	1879
Ceiling Height	10' +/-
City Water / Well	City Water
City Sewer / Septic	City Sewer
Sprinkler	None
Loading Dock	N/A
Overhead Door	N/A
Construction	Wood
HVAC	Heat/AC Split
Electric Service	TBD
Gas	Yes
Column Spacing	N/A
# of Floors	2
Parking	Asphalt
Bathrooms	2
Frontage	75 +/-
Zoning	R5
Acreage	0.23
Mill Rate	27.65
Taxes	\$9,256
Taxes / SF	\$2.32

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Comments:

Great opportunity for Owner/Investor. Beach community with water views, this Lodge/Rooming House has 15 rental rooms, an owners unit and very low vacancy. The Owners' Apartment has 2 bedrooms, 2 bathrooms, a kitchen, dining room, living room, fireplace and private porch with water views. Open Porch and Patio face the water. Possible additional building lot in the rear.

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