



COMMERCIAL

New Haven * Milford * Woodbridge * Branford * Old Saybrook

**BRAND NEW LAUNDROMAT
& RENOVATED BUILDING
FOR SALE**

1540 Dixwell Ave, Hamden, CT 06514

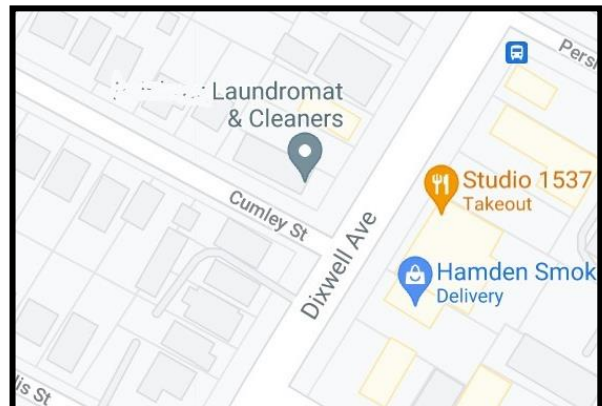


For Sale: \$1,000,000

**BRAND NEW
Laundromat Business,
Building and Equipment
for Sale**



- 2,695 SF Building and Laudromat
- Brand New Energy Efficient 26 Washers, 26 Dryers
- Wash, Dry, Fold & Dry Cleaning services
- Expansive Parking lot
- High Visibility
- High Traffic





Property Information

Total Building SF	2,695
Available SF	2,695
Year Built	1950/2020
Ceiling Height	14' +/-
City Water / Well	City Water
City Sewer / Septic	City Sewer
Sprinkler	TBD
Loading Dock	0
Overhead Door	0
Construction	Masonry
HVAC	New HVAC
Electric Service	400 AMP?
Gas	Yes
Column Spacing	N/A
# of Floor	1
Roof	Flat / T&G/Rubber
Parking	Asphalt - multi space
Bathrooms	Average
Frontage	77' +/-
Zoning	T4
Acreage	0.11
Mill Rate	52.44
Taxes	\$8,072
Taxes / SF	\$3.00

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Comments:

This 2,695 SF Laundromat on 0.11 acres has brand new 2020 equipment - 26 Washers and 26 Dryers, change machine, along with Wash, Dry, Fold and Dry Cleaning Services. Entire building was renovated to accommodate the new laundromat with energy efficient equipment. Move in condition. SBA financing available.

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