



COMMERCIAL New Haven * Milford * Woodbridge * Branford * Old Saybrook

MIXED USE
3,230 SF WAREHOUSE W 4 RES UNITS
(NEED FULL REHAB)
FOR SALE
170 Wood Street, West Haven, CT 06516



Mixed Use Property
WAREHOUSE / RESIDENTIAL
BUILDING FOR SALE
\$424,900

Ideal for:
Owner developer/ Investor

- 7,986 SF Building on 0.30 Acres
- 3,230 sf Warehouse on first floor w/ 13' Ceiling and 400 AMP Electric Service
- 3 Overhead doors with unloading area
- Zoned for 4 residential units (need full rehab)





Property Information

Total Building SF	13,938
Available SF	7,986
Year Built	1900
Ceiling Height	13'
City Water / Well	City Water
City Sewer / Septic	City Sewer
Sprinkler	No
Loading Dock	No
Overhead Door	3
Construction	Concrete/Cinder
HVAC	Modine Heater in Commercial
Electric Service	400 AMP
Gas	Yes
Column Spacing	N/A
# of Floors	2
Land Area	0.30 Acres
Parking	Paved off street
Bathrooms	Average
Frontage	212'
Zoning	R3
Assessment	\$177,030
Environmental	TBD
Mill Rate	45.60
Taxes	\$8,073
Taxes / SF	\$1.01

170 Wood St, West Haven, CT

Comments:

This 7,986 SF Mixed Use / Multi Family building has a 3,230 SF Warehouse with another building that breaks out naturally for 4 units. Already zoned for four units. Warehouse is move in with 400 AMP Electric Service. Residential needs a complete rehab of entire building. Zoned 5 units (1 comm'l, 4 res). Investor or owner

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

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



This document has been prepared by RLWD Commercial for advertising and general information only. RLWD Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. RLWD Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of RLWD Commercial and/or its licensor(s). ©2018. All rights reserved.