



HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven * Milford * Woodbridge* Branford * Old Saybrook

10,403 SF Multi Tenanted Automotive Property

Great for Owner Occupied Auto Use

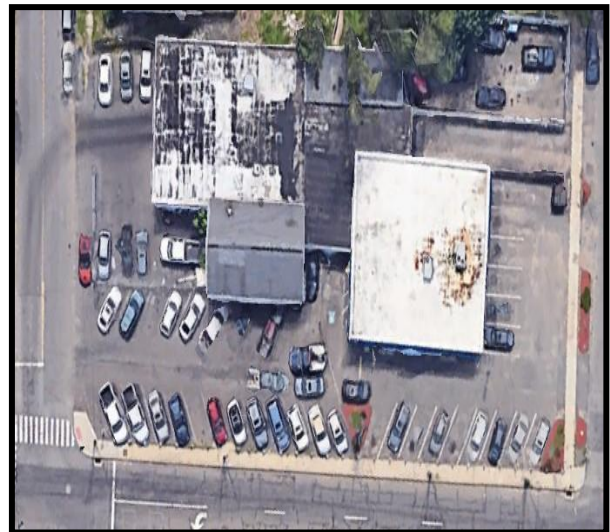
FOR SALE

598-606 Main St, East Haven, CT 06512



For Sale: \$2,000,000

- 4 Tenant Auto Based Property
- Strong Income – Upside Potential-All Auto Tenants M/M
- Former Auto Body Shop
- Car Detailing
- Laundromat
- Auto Dealership



Occupy a portion of this Auto property and collect income. Located on a .67 acre parcel. Laundromat on longer term lease. High exposure across from Rite Aid.



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Property Information

Total Building SF	10,403
Available SF	10,403
Year Built	1950
Ceiling Height	TBD
City Water / Well	City Water
City Sewer / Septic	City Sewer
Sprinkler	No
Loading Dock	0
Overhead Door	4
Construction	Masonry/Concrete Block
HVAC	Susp. Space & Central A/C
Electric Service	200/400 amp
Gas	Yes
Column Spacing	TBD
# of Floors	1
Roof	2 yr/7 yr
Parking	Asphalt
Bathrooms	
Frontage	260 +/- SF
Zoning	CC
Acreage	0.67
Mill Rate	34.65
Assessment	\$507,710
Taxes	\$15,841
Taxes / SF	\$1.52

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Comments:

This 10,403 SF Retail building on .67 Acres is available for Sale as an Investment or collect rent from tenants and operate your own business. Laundromat on longer term lease. Former Auto Body Shop and Car Detailing High visibility across from Rite Aid on Main St, easily accessible and very close to Exit 50 off I-95. Currently occupied by 4 tenants.

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