



COMMERCIAL

New Haven * Milford * Woodbridge * Branford

**RETAIL CENTER W/ 4 UNITS
FULLY OCCUPIED**

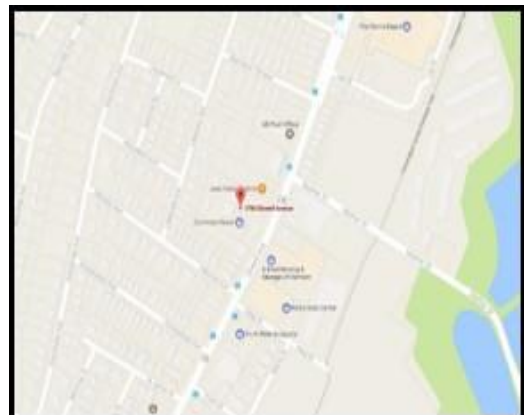
1700 Dixwell #D, Hamden, CT 06514



FOR SALE: \$409,000

**13.62% Cash on Cash Return
Office/Commercial Condominium
Professionally managed via
Condo Association**

- Retail Condo Fully Rented
- Four Rental Units (2 Tenants)
- 13.62% Cap Rate
- 31,300 CPD
- Across from Advance Auto & U-Haul
- New pylon sign & plenty of parking
- First floor retail only (2nd Fl Res not incl)



Real Living Wareck D'Ostilio

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Property Information

| | |
|--------------------|--------------------------------|
| Total Building SF | 3,926 |
| Available SF | 3,926 |
| Year Built | 1988 |
| Ceiling Height | TBD |
| City Water/Well | City Water |
| City Sewer/ Septic | City Sewer |
| Sprinkler | TBD |
| Loading Dock | N/A |
| Overhead Door | N/A |
| Construction | Frame |
| HVAC | Forced Air/Central AC |
| Electric Service | 200 AMP |
| Gas | Yes |
| Column Spacing | N/A |
| # of Floors | 1 |
| Parking | Attached Lot |
| Bathrooms | 1 per unit existing or plumbed |
| Frontage | 85' +/- |
| Land Area | TBD |
| Zoning | T4 |
| Assessment | \$168,000 |
| Environmental | TBD |
| Mill Rate | 48.86 |
| Taxes | \$8,208.00 |
| Taxes / SF | \$2.09 |

1700 Dixwell Ave #D, Hamden, CT

Comments:

Retail Condo for sale. Well maintained. No management responsibilities. Condo Association takes care of everything. This is a four unit commercial condo. Fully leased. Great investment opportunity. Cash on cash return of 13.62%

Ken Ginsberg
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174 Cherry Street
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Financial Information

| 1700 DIXWELL AVE | | | |
|------------------|--------------|-------------------|--------------------|
| HAMDEN, CT | | | |
| UNIT D | | | |
| INCOME | | | |
| Tenant | SF | Rent/Mo | Rent/Yr |
| Therapist | 1,050 | \$1,355.83 | 17,469.96 |
| Real Estate Co | 3,160 | \$3,500.00 | \$42,000.00 |
| TOTAL | 4,210 | \$4,855.83 | \$59,469.96 |
| EXPENSES | | | |
| Common Charge | | \$1,075.52 | \$12,906.24 |
| Taxes | | \$671.44 | \$8,057.28 |
| TOTAL | | \$1,746.96 | \$20,963.52 |
| NOI | | \$3,208.87 | \$38,506.44 |

| CASH ON CASH RETURN | | | |
|--------------------------|--------------|------------|-------------|
| Down Payment | 20% | | \$85,000.00 |
| Mortgage (5% for 20 yrs) | \$340,000.00 | \$2,243.85 | \$26,926.20 |
| Cash Flow after mortgage | | \$809.19 | \$11,580.24 |
| Cash on Cash Return | | | 13.62% |



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