



COMMERCIAL

New Haven * Milford * Woodbridge

HUGE PRICE REDUCTION

RETAIL FOR SALE – 2 BLDGS & ADD’L LAND

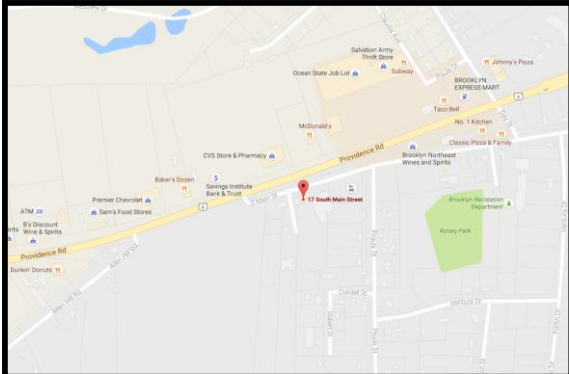
17 S Main Street, Brooklyn, CT



For Sale: \$349,000

**(4 Acres) w 100’ Frontage
2 buildings – 980 & 1150 SF
Occupy one and lease the other for extra income**

- Across from CVS, Bank-stones throw to new Super Wal-Mart
- Great Visibility
- Possible Business Sale (Ice Cream & Baking Goods) (must be sold with Real Estate) for extra \$50,000



Real Living Wareck D’Ostilio New Haven * Milford * Woodbridge * Branford

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Property Information

Total Building SF	2,856, 1,560
Available SF	1,105, 980
Year Built	1920
Ceiling Height	
City Water/Well	Private Well
City Sewer/ Septic	Public Sewer Available
Sprinkler	
Loading Dock	0
Overhead Door	0
Construction	Masonry
HVAC	Forced Hot Air - No AC
Electric Service	100 AMP
Gas	Yes
Column Spacing	
# of Floors	1
Roof	Asphalt-Tar & Gravel
Parking	Lot-12
Land Area	4 Acres
Bathrooms	1
Frontage	100' +/-
Zoning	PC
Assessment	\$157,600
Environmental	Unknown
Mill Rate	26.34
Taxes	\$4,151.18

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Comments: Occupy one and rent the other for additional income Price includes 2.5 acres plus additional 1.5 acres for a Total of 4+/- acres. Possible development opportunity Across from McDonalds, CVS, Ocean State Job lot Various uses - retail, office. Existing ice cream and baking supply business available for purchase Diagonally across from new Super Wal-Mart CONSISTING OF 2 BUILDINGS W FRONTAGE & ADDITIONAL 1.5 ACRES, MUST BE SOLD TOGETHER.

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