



FOR SALE

Medical Building

451 State Street, North Haven, CT

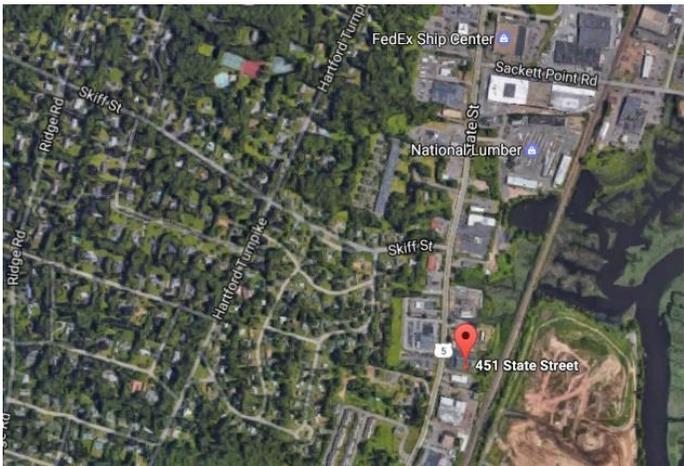


- 12,414 SF
- 2.42 Acres
- Medical Office in high traffic location
- Great Investment Property
- Easy Access to I-91 & CT-15
- Possible partial owner occupancy
- Newer Construction - 2009

**Medical Building with
Upside Potential
High Traffic Location
Great Investment or
Owner Occupy**

**RLWD Commercial
174 Cherry St
Milford, CT 06460
Ph: 203-701-4848
Fax: 203-876-9709**

SALE: \$850,000



Ken Ginsberg 203-376-6266 ken@kngrealty.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. RLWD, LLC, is not responsible for misstatement of facts, errors or omissions.



PROPERTY INFORMATION



Total Building SF	12,414 SF
Available SF	9,784 SF
Year Built	2009
Ceiling Height	12'
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	None
Loading Dock	None
Overhead Door	None
Construction	Drivit
HVAC	Central - Hot Air
Electric Service	200 AMP
Gas	Yes
Column Spacing	Unknown
# of Floors	2
Roof	Gable
Parking	Asphalt -
Land Area	2.42 Acres
Bathrooms	HC
Frontage	75'+/-
Zoning	IL30
Assessment	\$973,000
Environmental	NA
Mill Rate	29.42
Taxes	\$28,625.66

Comments: Investment property with upside potential offers a tremendous opportunity. Partially Occupied by Complete Pediatrics, this medical building has ample parking and is ideal for any general office use.

Directions: From I-91S take exit 10 onto State Street.

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