



FOR SALE & LEASE

Office & Warehouse Condos

64 Thompson Street, East Haven, CT 06513

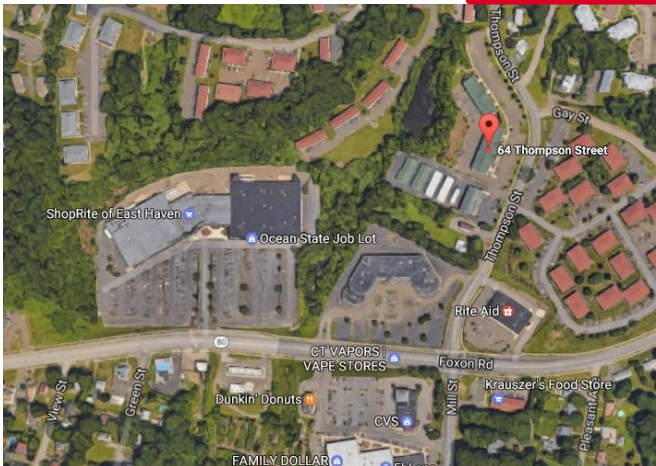


- 12,414 SF
- 2.54 Acres
- Medical Office in high traffic location
- Great Investment Property
- Easy Access to I-91 & CT-15

1,500-6,000 SF Condos
Warehouse & Office Spaces
 Can be sold or leased
 separately or combined

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

SALE: \$85/SF Warehouse
\$100/SF for Office units
LEASE: \$12/SF NNN



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

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PROPERTY INFORMATION



Total Building SF	1,500 & 6,000 SF
Available SF	1,500 & 6,000 SF
Year Built	2008
Ceiling Height	
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	
Loading Dock	None
Overhead Door	None
Construction	
HVAC	Central
Electric Service	
Gas	Yes
Column Spacing	
# of Floors	1
Roof	
Parking	Asphalt -
Land Area	Acres
Bathrooms	
Frontage	+/-
Zoning	
Assessment	
Environmental	NA
Mill Rate	
Taxes	\$0.00

Comments: 19 Commercial Condominium Units available for sale or lease; Office Condos from 1,500-6,000 SF, and 1,500 SF Warehouse Condos. Units can be sold or leased separately or combined. Add'l units are available in the complex, contact listing broker for more information.

Directions: Dixwell Ave to Thompson St.

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FINANCIAL SUMMARY



UNIT #	TAXES	COMMON CHG/MO	COMMON CHGE/YR	NOI	LISTED PRICE	COMMENTS
A101	\$ 3,999.92	\$ 163.54	\$ 1,962.48	\$ (5,962.40)	\$ 125,000.00	145
A102	\$ 3,999.92	\$ 163.54	\$ 1,962.48	\$ (5,962.40)	\$ 125,000.00	145
A103	\$ 3,967.74	\$ 198.78	\$ 2,385.36	\$ (6,353.10)	\$ 150,000.00	sep or part of 6,000 SF unitb155
A104	\$ 4,096.46	\$ 195.78	\$ 2,349.36	\$ (6,445.82)	\$ 150,000.00	sep or part of 6,000 SF unit 155
A105	\$ 4,092.68	\$ 195.78	\$ 2,349.36	\$ (6,442.04)	\$ 150,000.00	sep or part of 6,000 SF unit 155
A106	\$ 3,978.46	\$ 195.78	\$ 2,349.36	\$ (6,327.82)	\$ 150,000.00	sep or part of 6,000 SF unit 155
A107	\$ 3,999.92	\$ 163.54	\$ 1,962.48	\$ 4,837.60	\$ 125,000.00	1st class fit out 145
A108	\$ 3,999.92	\$ 163.54	\$ 1,962.48	\$ 4,837.60	\$ 125,000.00	1st class fit out 145
			\$ -	\$ -		
A201	\$ 2,328.08	\$ 163.54	\$ 1,962.48	\$ 6,209.44	\$ 106,250.00	
A207	\$ 2,328.08	\$ 163.54	\$ 1,962.48	\$ 4,709.44	\$ 106,250.00	
A208	\$ 2,328.08	\$ 163.54	\$ 1,962.48	\$ (4,290.56)	\$ 102,000.00	
			\$ -	\$ -		
B103	\$ 4,415.74	\$ 195.78	\$ 2,349.36	\$ (6,765.10)	\$ 150,000.00	
B106	\$ 3,333.26	\$ 163.54	\$ 1,962.48	\$ 8,024.26	\$ 125,000.00	140
			\$ -	\$ -		
B201	\$ 1,940.34	\$ 163.54	\$ 1,962.48	\$ 3,297.18	\$ 106,250.00	
B202	\$ 1,940.34	\$ 163.54	\$ 1,962.48	\$ 3,297.18	\$ 106,250.00	
B203	\$ 2,570.38	\$ 195.78	\$ 2,349.36	\$ 4,680.26	\$ 127,500.00	
B204	\$ 2,570.38	\$ 195.78	\$ 2,349.36	\$ 4,680.26	\$ 127,500.00	
B205	\$ 1,940.34	\$ 163.54	\$ 1,962.48	\$ 5,097.18	\$ 106,250.00	
B206	\$ 3,333.26	\$ 163.54	\$ 1,962.48	\$ 3,704.26	\$ 106,250.00	

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