AVAILABLE FOR SALE 15,896 SF RETAIL OR INDUSTRIAL

19 South Main Street, Brooklyn, CT



For Sale: \$670,000

15,896 SF Retail or Industrial Across from McDonalds & CVS Visibility from Providence Rd

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15,896 SF Retail or Industrial building with visibility from Providence Road
Across from McDonalds & CVS
5,000 SF lease to National Tenant
Own space at below market occupancy cost and collect income from Tenant





Property Information

Total Building SF 15,896 SF Available SF 15,896 SF Year Built 1947/1960/1966 Ceiling Height 10' +/- City Water/Well Well City Sewer/ Septic Building connected to Brooklyn sewer Sprinkler No Loading Dock 2 Overhead Door 1 Construction Concrete Block HVAC Electric/Hot Water/Steam/Oil - 2 Wall A/C Un Electric Service Yes - 2 400 Amp services Gas None Column Spacing N/A # of Floors 1 Parking Asphalt - 40 Land Area 2.4 Acres Bathrooms 5 Frontage 100' +/- Zoning PC Assessment \$393,100 Environmental TBD Mill Rate 27.09 Taxes \$10,649.08		
Year Built 1947/1960/1966 Ceiling Height 10' +/- City Water/Well Well City Sewer/ Septic Building connected to Brooklyn sewer Sprinkler No Loading Dock 2 Overhead Door 1 Construction Concrete Block HVAC Electric/Hot Water/Steam/Oil - 2 Wall A/C Un Electric Service Yes - 2 400 Amp services Gas None Column Spacing N/A # of Floors 1 Parking Asphalt - 40 Land Area 2.4 Acres Bathrooms 5 Frontage 100' +/- Zoning PC Assessment \$393,100 Environmental TBD Mill Rate 27.09	Total Building SF	15,896 SF
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Sprinkler Loading Dock 2 Overhead Door 1 Construction Concrete Block HVAC Electric/Hot Water/Steam/Oil - 2 Wall A/C Un Electric Service Yes - 2 400 Amp services Gas None Column Spacing N/A # of Floors 1 Parking Asphalt - 40 Land Area 2.4 Acres Bathrooms 5 Frontage 100' +/- Zoning PC Assessment \$393,100 Environmental TBD Mill Rate 27.09	City Water/Well	Well
Loading Dock 2 Overhead Door 1 Construction Concrete Block HVAC Electric/Hot Water/Steam/Oil - 2 Wall A/C Un Electric Service Yes - 2 400 Amp services Gas None Column Spacing N/A # of Floors 1 Parking Asphalt - 40 Land Area 2.4 Acres Bathrooms 5 Frontage 100' +/- Zoning PC Assessment \$393,100 Environmental TBD Mill Rate 27.09	City Sewer/ Septic	Building connected to Brooklyn sewer
Overhead Door 1 Construction Concrete Block HVAC Electric/Hot Water/Steam/Oil - 2 Wall A/C Un Electric Service Yes - 2 400 Amp services Gas None Column Spacing N/A # of Floors 1 Parking Asphalt - 40 Land Area 2.4 Acres Bathrooms 5 Frontage 100' +/- Zoning PC Assessment \$393,100 Environmental TBD Mill Rate 27.09	Sprinkler	No
Construction Concrete Block BVAC Electric/Hot Water/Steam/Oil - 2 Wall A/C Un Electric Service Yes - 2 400 Amp services None Column Spacing N/A # of Floors 1 Parking Asphalt - 40 Land Area 2.4 Acres Bathrooms 5 Frontage 100' +/- Zoning PC Assessment \$393,100 Environmental TBD Mill Rate 27.09	Loading Dock	2
HVAC Electric/Hot Water/Steam/Oil - 2 Wall A/C Un Electric Service Yes - 2 400 Amp services Gas None Column Spacing N/A # of Floors 1 Parking Asphalt - 40 Land Area 2.4 Acres Bathrooms 5 Frontage 100' +/- Zoning PC Assessment \$393,100 Environmental TBD Mill Rate 27.09	Overhead Door	1
Electric Service Yes - 2 400 Amp services Gas None Column Spacing N/A # of Floors 1 Parking Asphalt - 40 Land Area 2.4 Acres Bathrooms 5 Frontage 100' +/- Zoning PC Assessment \$393,100 Environmental TBD Mill Rate 27.09	Construction	Concrete Block
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Column Spacing N/A # of Floors 1 Parking Asphalt - 40 Land Area 2.4 Acres Bathrooms 5 Frontage 100' +/- Zoning PC Assessment \$393,100 Environmental TBD Mill Rate 27.09	Electric Service	Yes - 2 400 Amp services
# of Floors 1 Parking Asphalt - 40 Land Area 2.4 Acres Bathrooms 5 Frontage 100' +/- Zoning PC Assessment \$393,100 Environmental TBD Mill Rate 27.09	Gas	None
Parking Asphalt - 40 Land Area 2.4 Acres Bathrooms 5 Frontage 100' +/- Zoning PC Assessment \$393,100 Environmental TBD Mill Rate 27.09	Column Spacing	N/A
Land Area 2.4 Acres Bathrooms 5 Frontage 100' +/- Zoning PC Assessment \$393,100 Environmental TBD Mill Rate 27.09	# of Floors	1
Bathrooms 5 Frontage 100' +/- Zoning PC Assessment \$393,100 Environmental TBD Mill Rate 27.09	Parking	Asphalt - 40
Frontage 100' +/- Zoning PC Assessment \$393,100 Environmental TBD Mill Rate 27.09	Land Area	2.4 Acres
Zoning PC Assessment \$393,100 Environmental TBD Mill Rate 27.09	Bathrooms	5
Assessment \$393,100 Environmental TBD Mill Rate 27.09	Frontage	100' +/-
Environmental TBD Mill Rate 27.09	Zoning	PC
Mill Rate 27.09	Assessment	\$393,100
	Environmental	TBD
Taxes \$10,649.08	Mill Rate	27.09
	Taxes	\$10,649.08

19 South Main Street, Brooklyn CT

Comments: 15,896 SF retail or industrial building with visibility from Providence Road. 5,000 SF rented to national tenant.

Great for owner occupied business/assembly, light warehouse

Excellent visibility from Route 6

Ken Ginsberg **Broker** (203) 376-6266 ken@kngrealty.com

174 Cherry Street Milford CT 06460 (203) 701-4848



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