

OFFICE BUILDING FOR SALE OR LEASE

STAND ALONE BUILDING WITH MANY POSSIBILITIES



1340 Whitney Avenue, Hamden Connecticut 06517 New Haven County

AVAILABLE SPACE

AVAILABLE SF: **1,978**
 MINIMUM AVAIL: **1,978**
 AVAIL WHEN: **Immed.**
 STATUS: **Vacant**

BUILDING INFORMATION

GROSS BLDG SIZE **1,978**
 YEAR RENOVATED **N/A**
 YEAR BUILT **1950**
 CEILING HEIGHT **9 ft.**
 ZONING: **R-4**

PARKING

PKG FEES **N/A**
 PKG SPACES **10**
 PKG TYPE **On-premise**
 PKG RATIO **4/1000**



COMMENTS: Stand alone office building on Whitney Ave in Hamden.
 Approvals in place for 2nd story addition and connection to municipal sewers.

FINANCIAL DETAILS

SALE PRICE:	\$450,000.00	RE TAXES:	\$4,000.00	NET INCOME:	(\$5,000.00)
PRICE/SF:	\$227.50	INSURANCE:	\$1,000.00	GROSS INCOME:	\$0.00
ASSESSMENT:	\$174,380.00				

PROPERTY SPECIFICATIONS

LOAD FACTOR:	0.00	HEATING:	Gas	SEWERS:	Septic
FLOOR SIZE:	1,892	COOLING:	Combination	ELECTRIC:	UI
NO. ELEVATORS:	0	WATER:	Municipal	SPRINKLERS:	No

LEASING SPECIFICATIONS

RENT/PSF:	\$12.00	TAXES:	\$4000.00	FRONTAGE:	Whitney Ave
LEASE TERMS:	Absolute NNN	INSURANCE:	\$1,000.00	ANCHORS:	N/A
TI ALLOW:	N/A	CAM:	TBD	EXCLUSIONS:	None

FOR FURTHER INFORMATION CONTACT:

RHONDA MESENBOURG Tel: **203-464-7289** Fax: **801-684-9800** Email: **Rhonda@CTRealtyGroup.com**

OFFERED EXCLUSIVELY BY:

Connecticut Realty Group, LLC 431 Orange St., New Haven CT 06511 www.ctrealtygroup.com

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