

REDUCED: PROFESSIONAL BUILDING
PRIME NORTH HAVEN LOCATION OFF I-91
PERFECT FOR SERVICES ORIENTED SMALL BUSINESS



44 Montowese Avenue, North Haven CT 06473
New Haven County

BUILDING INFORMATION

BUILDING SF: **960 SF**
ACRES: **0.5 acres**
ZONING: **IL 30**
YEAR RENOVATED: **2005**
YEAR BUILT: **1955**
BLDG CLASS: **B**
FLOORS: **1**
CONSTR TYPE: **Concrete Block / Wood Joist**
CEILING HEIGHT: **9 ft.**
PARKING SPACES: **8-10**
PARKING TYPE: **ON-SITE**



COMMENTS:

Prime location on Montowese Avenue in North Haven, located just 0.25 mile from I-91. Over 23,000 cars per day travel past this site! Ideal for professional service business or small retail store. Handicap accessible. Building expansion possible.

FINANCIAL DETAILS

SALE PRICE: **\$295,000.00** RE TAXES: **\$3,591.00**

PROPERTY SPECIFICATIONS

LOAD FACTOR:	N/A	COOLING:	UNITS	SEWERS:	YES
FLOOR SIZE:	960 SF	HEATING:	OIL	ELECTRIC:	U.I.
STORAGE:	FULL BASEMENT	WATER:	MUNICIPAL	SPRINKLERS:	NO

FOR FURTHER INFORMATION CONTACT:

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