

FOR SALE - INVESTMENT OPPORTUNITY

National Parts Distributor Tenant

732 Washington Avenue, West Haven, CT



COLONIAL PROPERTIES



BUILDING INFORMATION

Sale Price:	\$739,999
Building Size:	9,600 SF +/-
Land:	.73 +/- Acres
Parking Spaces:	40
Zone:	WD

DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
Population	23,788	109,065	229,709
Households	8,501	40,472	87,931
Avg. HH Income	\$59,461	\$63,200	\$70,877

*No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

HIGHLIGHTS

- Fully leased to national auto parts distributor
- Approximate cap rate being offered - 6.95%
- Base lease expires 9/2019 with (2)-5 Yr options
- Abutting .25 lot possibly available for purchase.



200 Boston Post Road, Orange, CT 06477

Fred A. Messore x 26
(203) 795-8060
fred@colprop.com
www.colprop.com



Colonial Properties

FOR SALE - INVESTMENT OPPORTUNITY

National Parts Distributor Tenant

732 Washington Avenue, West Haven, CT



COLONIAL PROPERTIES



**COLONIAL
PROPERTIES**

200 Boston Post Road, Orange, CT 06477

Fred A. Messoré x 26
(203) 795-8060
fred@colprop.com
www.colprop.com



Colonial Properties

FOR SALE - INVESTMENT OPPORTUNITY
National Parts Distributor Tenant
732 Washington Avenue, West Haven, CT



COLONIAL PROPERTIES

INCOME and EXPENSE:
732 WASHINGTON AVE, W. HAVEN

INCOME		\$75,000.00
EXPENSES		
Taxes		\$15,500.00
Insurance		\$6,510.00
Grounds Maintenance		\$1,500.00
TOTAL OPERATING EXPENSES		\$23,510.00
CURRENT NET OPERATING INCOME		\$51,490.00
ASKING PRICE OF \$739,999	CAP RATE:	6.95%



**COLONIAL
PROPERTIES**

200 Boston Post Road, Orange, CT 06477

Fred A. Messore x 26
(203) 795-8060
fred@colprop.com
www.colprop.com



Colonial Properties

