

FOR SALE OR LEASE

Prime Location — Whitney Avenue at Dixwell Avenue



2357 Whitney Avenue, Hamden

Building

Total Building	2,248 SF
Available SF	2,248 SF
Stories	2
1st Floor	1,124 SF
2nd Floor	1,124 SF

Construction	Masonry
Year Built	1961

Mechanicals

Type of Heat	Gas FWA
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Site

Acres	.10 Acre
Frontage	50'
Zoning	T5
Parking	6/7 Spaces
Highway Access	Easy access to I-91 & Parkway

Assessments

Total	\$154,630
Building	\$67,760
Land	\$86,870
Taxes	\$7,014 (\$3.12 S.F.)
Assessment Year	2016
Mill Rate	45.36

Sale Price: \$399,000

**Lease Rate: 1st Floor Retail—\$15/SF NNN
2nd Floor Office—\$10/SF NNN**

Unusual opportunity to buy or lease a well-located, free-standing office/retail building with great exposure on high traffic Whitney Avenue (Route 10) at the intersection of Dixwell Avenue. Off-street parking.

For additional information contact:

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