

FOR SALE - 5,600 SF +/- MIXED-USE FREE STANDING BUILDING W/BUSINESS

852 Dixwell Ave, Hamden, CT



COLONIAL PROPERTIES



PROPERTY INFORMATION

Sale Price: \$550,000
Building Size: 5,600 SF +/-
Lot Size: .39 Acres +/-
Cars/Per Day: Up to 20,000
Zone: B-2
Property Taxes: \$13,691

HIGHLIGHTS

- Includes laundromat business & equipment
- Additional income from 2nd floor apartment
- Property may also be leased with, or without the business. Business for sale at \$50,000
- Indoor & Outdoor play areas

DEMOGRAPHICS

| | 1 mi. | 3 mi. | 5 mi. |
|-----------------------|----------|----------|----------|
| Population | 20,242 | 143,451 | 243,019 |
| Households | 7,114 | 54,857 | 93,379 |
| Avg. HH Income | \$61,652 | \$69,566 | \$72,326 |

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.



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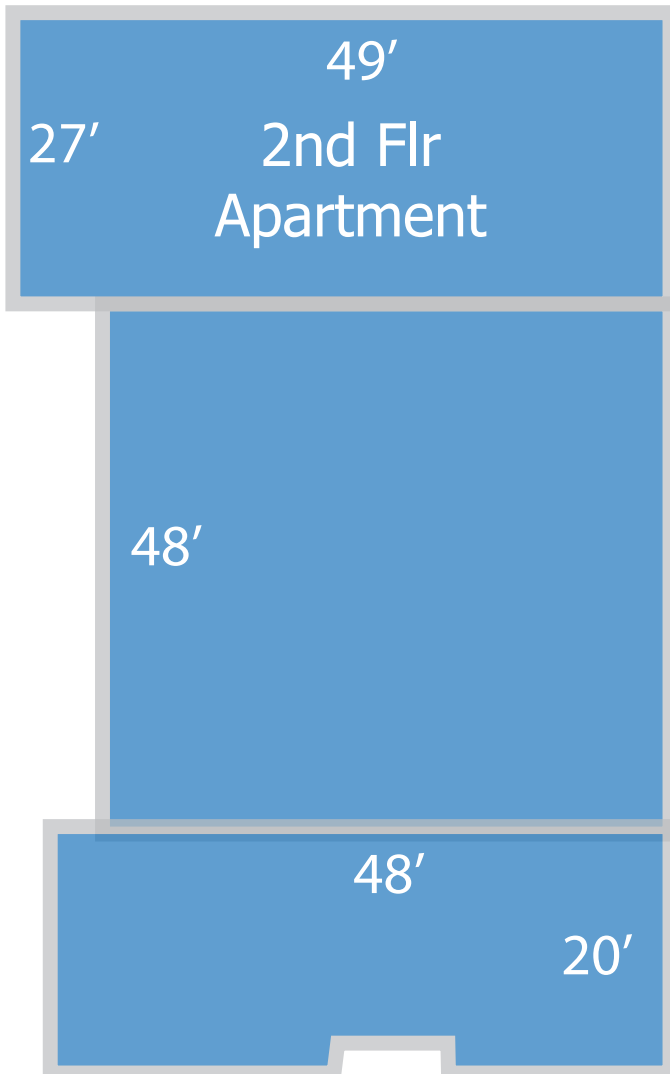
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Building Sketch

5,666 SF +/- Bldg. Total
1,323 SF +/- Apartment

Ceiling Heights : 13-18 Ft