

CONTRACTOR / DISTRIBUTION BUILDING

46, 50 & 64 Goodwin Street • New Haven, CT

FOR SALE OR LEASE



*7,140 SF Contractor / Distribution Building
with Office, 5 Drive-in Doors and
Single-family House on Total of 2.09 Acres
plus 1.74 Acres Vacant Land*

Exclusive Listing Agent

Stephen Press, SIOR x123, David Candido, x196

Press/Cuozzo Commercial Services

203.288.1900

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REALTORS
Commercial Services

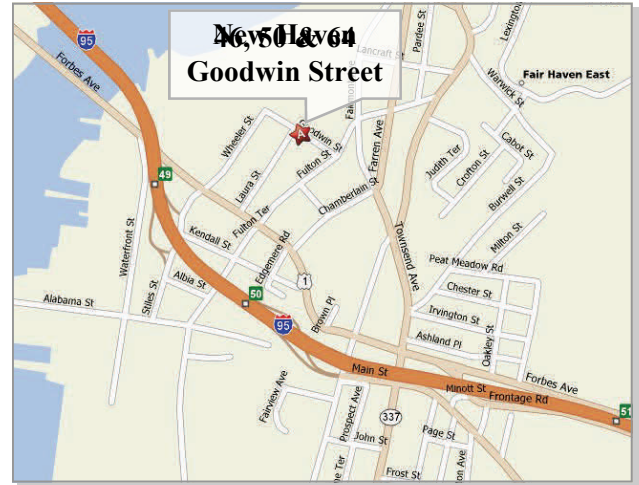
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CONTRACTOR / DISTRIBUTION BUILDING

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7,140 SF Building and Single-family house on total of 2.09 acres plus 1.74 acres vacant land



I-95, Exit 49 to Forbes Avenue to Fulton; right onto Goodwin Street

46 Goodwin Street • Distribution Building

Total SF	7,140 SF
Ceiling Height	16'
Drive-in Doors	5
Year Built	1955
Exterior	Brick / Concrete
Roof	T&G / Rubber
Type of Heat	Gas
Acres	.55
Zoning	IH
Comment	State-approved in-ground 10,000-gallon storage tank

Total Assessment	\$229,530
Building	\$171,990
Outbuilding	\$5,000
Land	\$57,540
Mill Rate	41.55
Taxes	\$9,537

Utilities City water and sewers / Gas

Goodwin Street • Vacant Land (Lot 21)

Acres	1.53
Zoning	IH
Total Assessment	
Taxes	

64 Goodwin Street • Vacant Land

Acres	.21
Zoning	IH
Total Assessment	\$47,460
Taxes	\$1,972

50 Goodwin Street • Single-family House

Total SF	720 SF
Stories	1
Year Built	1900
Exterior	Vinyl Siding
Acres	1.54
Zoning	IH
Total Assessment	\$35,700
Building	\$0
Land	\$35,700
Taxes	\$1,487

Sale Price \$795,000

For additional information contact:

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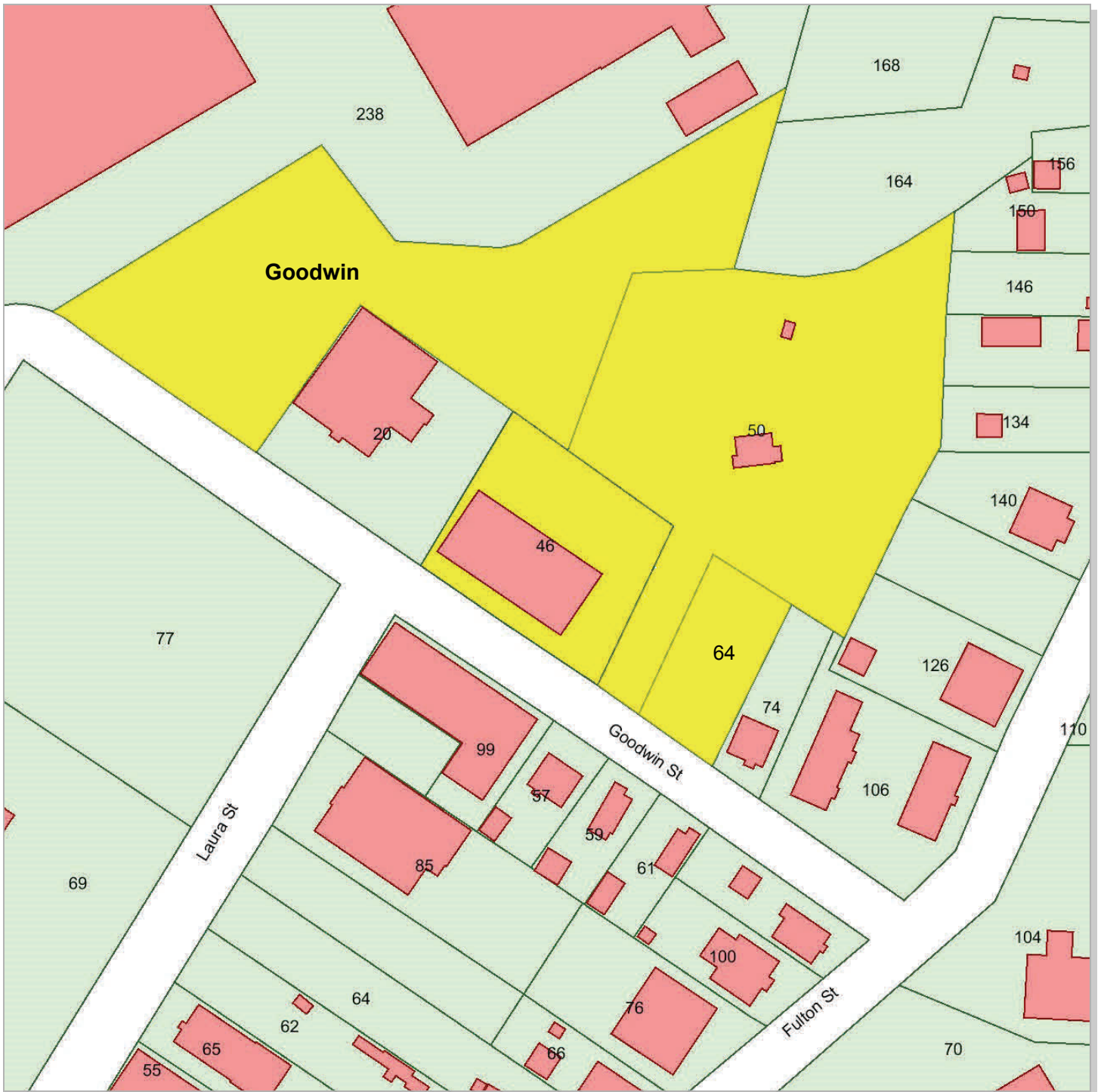
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ASSESSOR'S SITE PLAN

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