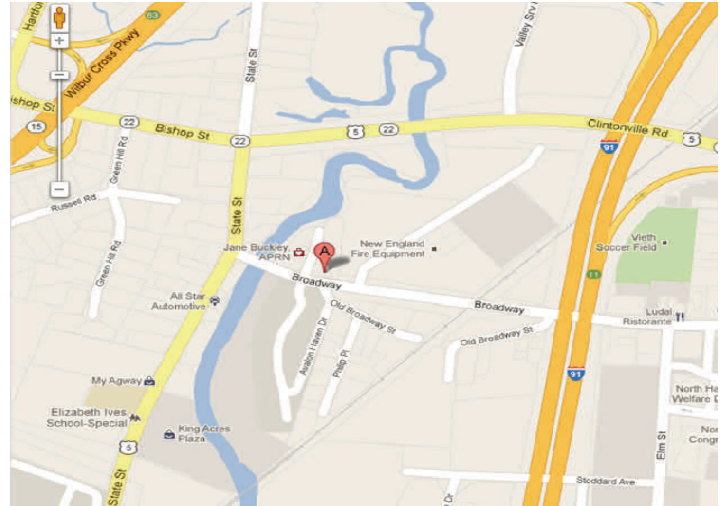


# BUILDING FOR SALE

98 Broadway • North Haven, CT



Great location near I-91 and Wilbur Cross Parkway (Rt 15).

Directions: State Street to Broadway or Washington Avenue to Broadway.

## **Building**

**Total Building SF:** 1,508 SF  
**Stories:** 2  
**First Floor:** 1,080 SF  
**Second Floor:** 440 SF  
**Year Built:** 1918  
**Construction:** Wood Frame/Vinyl Siding  
**Roof:** Gable/Hip

## **Mechanicals**

**Type of Heat:** Gas  
**Air-conditioning:** None  
**Electrical Service:** 100 Amp

## **Site**

**Acres:** 0.96  
**Zoning:** IL80  
**Parking:** 6 Spaces

## **Utilities**

City water & sewer, Gas

## **Assessments**

**Total:** \$187,390  
**Land:** \$155,050  
**Building:** \$31,640  
**Other:** \$700  
**Taxes:** \$4,973  
**Assessment Year:** 2011  
**Mill Rate:** 26.54

**For Sale:** \$299,000

**Remarks:** Great location for business or retail use. Currently used as a pet grooming facility. Zoning permits professional business, office, financial institution, retail, restaurant, etc. Single identity property.

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