

4,218 sf Commercial Building For Sale



First Time Offered in 65 Years



**HIGH TRAFFIC
ROUTE 10 LOCATION**

Free Standing

**Offered at \$595,000,
Real Estate Only**

**2600 Whitney Avenue
Hamden, Connecticut**

**Susan Candido Criscuolo
203.288.1900 x143
203.627.9130 Cell
scriscuolo@presscuzzo.com**

OVERVIEW

As the exclusive broker, Press|Cuzzo Commercial is pleased to offer this well located commercial building that has been a successful dry cleaning business for 65 years.

COMMERCIAL
BUILDING
DRY CLEANING
BUSINESS

Offered for Sale at \$595,000 Real Estate Only

PROPERTY HIGHLIGHTS

- High Traffic Route 10
- Ample On-Site Parking
- Gas Steam Heat
- Built in 1960, Very Well Maintained
- Roof—10-12 Years Old
- Easy Access to I-91 and The Parkway

PROPERTY SUMMARY

- Lot Size: .40 Acre
- 160' Frontage on Whitney Avenue
- 2 Curb Cuts
- Zone: T-4
- First Time Offered
- Real Estate Taxes \$18,703

Family owned Dry Cleaning establishment at this location for 65 years.

Listed price is for real estate only, business is available for sale, contact listing agent.

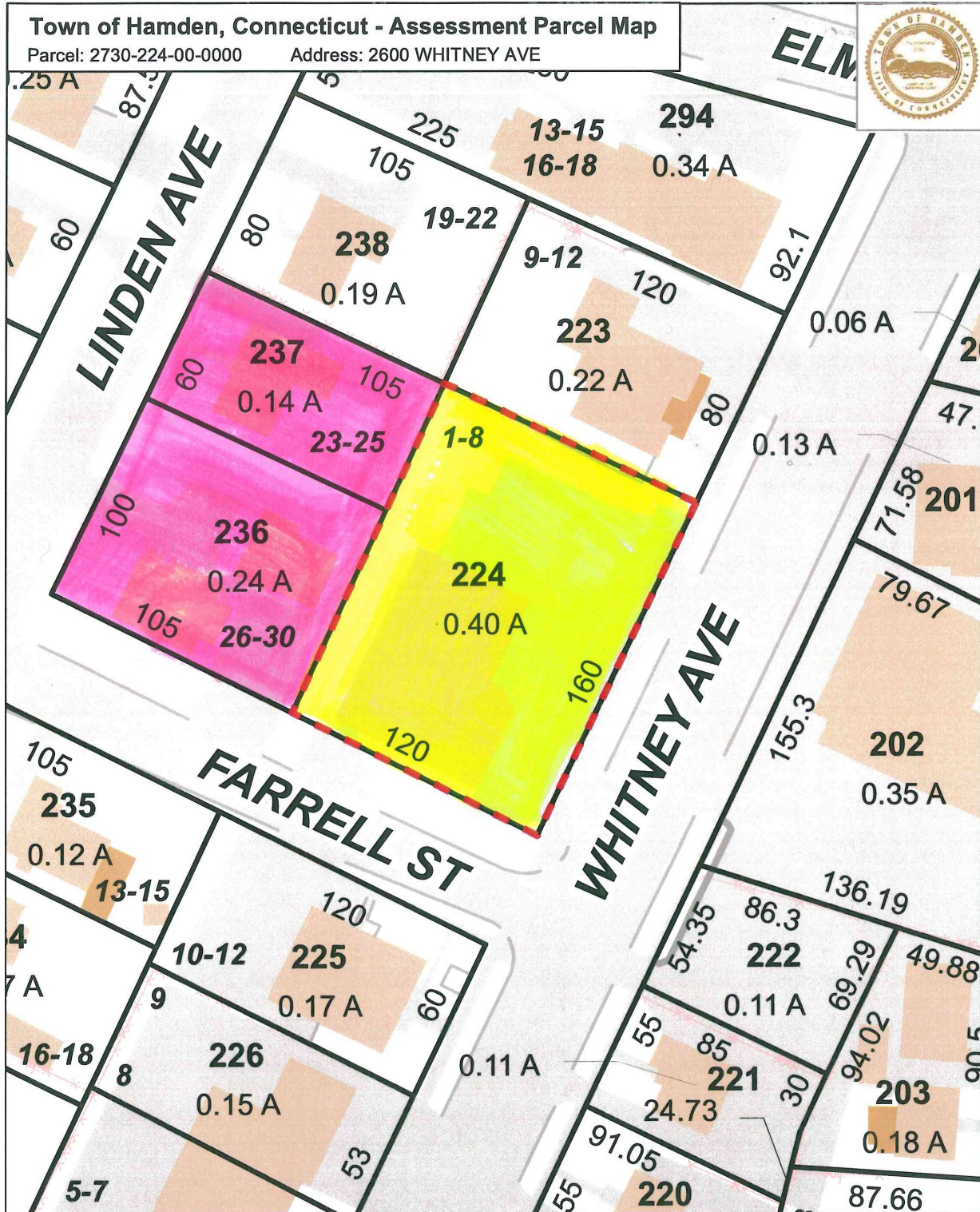
An additional two contiguous residential properties available to provide a total of .78 acres.



www.presscuzzo.com

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PARCEL MAP



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EXCLUSIVE BROKER

Delivering Results
For Over
40 Years!



SUE CANDIDO CRISCUOLO, Realtor
scriscuolo@presscuozzo.com

203.288.1900 x143 Office
203.627.9130 Mobile

Susan Candido Criscuolo began her career as a real estate professional in 1973, maintaining a successful history of high sales volume and truly satisfied clients. Her expertise is in residential, multi-family, condominium and land sales, and in 1984 launched a commercial real estate career. She specializes in the greater New Haven and Shoreline areas.

Sue prides herself in giving a first-time homebuyer the same time, attention and commitment as she does a million dollar purchaser. As a top listing agent, Sue has her own personal challenge ... to sell every property she lists. Using her experience, education, honesty and commitment to hard work, the job gets done.

Susan is a lifelong Hamden/North Haven resident and currently lives on the Shoreline with her husband, Henry Criscuolo. She has two sons, Christopher and David Candido.

Professional Awards

Founders Club Award, Million Dollar Club Award, Top Realtor of the Year Award

Memberships and Affiliations

New Haven Middlesex, Connecticut and National Associations of Realtors®
National Organization of Italian-American Women

Elected and Appointed Positions

President, Hamden Chamber of Commerce
Chairwoman, Chamber Choice Awards
Commissioner, North Haven Board of Education
Commissioner, Economic Development, North Haven
Governing Board of Directors, ACES, North Haven
Commissioner, Parks and Recreation, North Haven
President, Advisory Board, Sacred Heart Academy, Hamden

Education

Marymount College • Tarrytown, New York
Sacred Heart Academy • Hamden, CT



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