

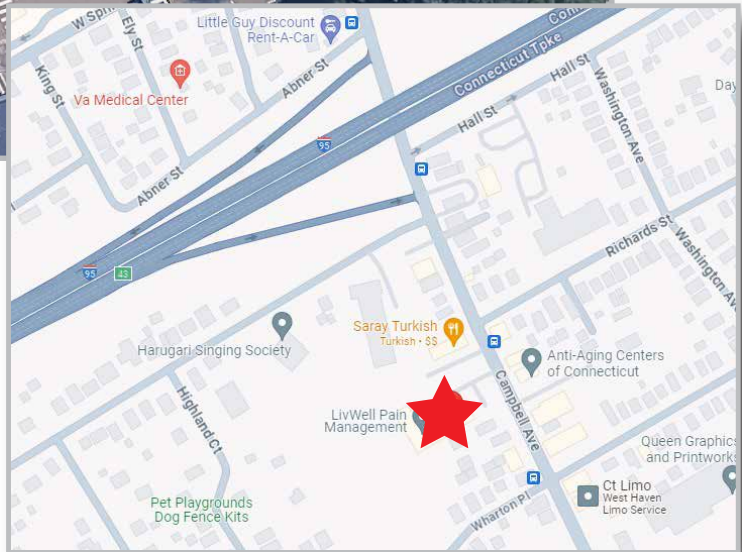
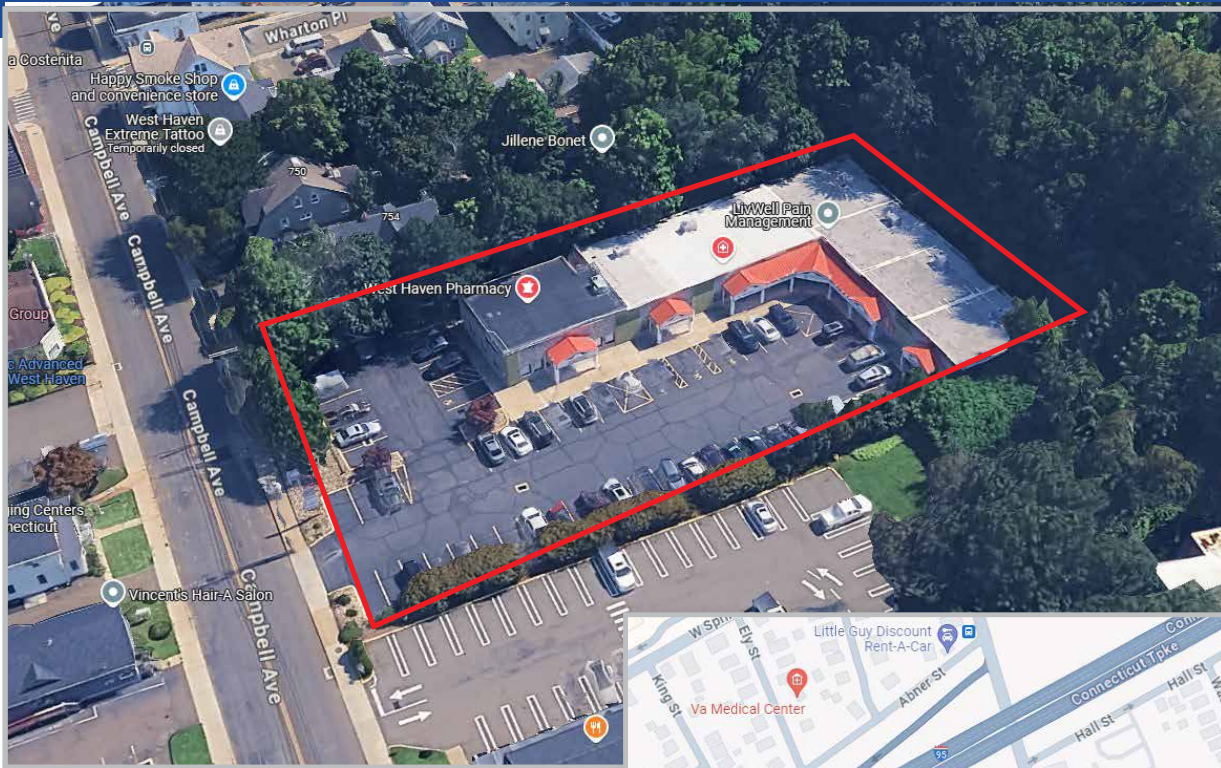
# FOR SALE: INVESTMENT OPPORTUNITY

12,042 SF +/- MEDICAL STRIP CENTER ON .24 +/- ACRES

764 Campbell Avenue, West Haven, CT



COLONIAL PROPERTIES



## PROPERTY INFORMATION

Purchase Price: **\$1,995,000**

Projected Cap Rate: **6.9 %**

Building SF: 12,042 SF +/-

# of Units: 7

Occupancy: 85%

Zoning: NB

Yearly taxes: \$39,386

Year Built: 1998

Traffic Count: 13,300 cars/per day

Location: .1 mile from I-95, Exit 43

Utilities: Electric, Gas, Sewer, City Water

- Tenants Include: Physical Therapy & Rehabilitation Center, West Haven Pharmacy, Surgical Associates, Internal Medicine of W.H., Liv Well Pain Management, & W.H. Foot and Ankle Center



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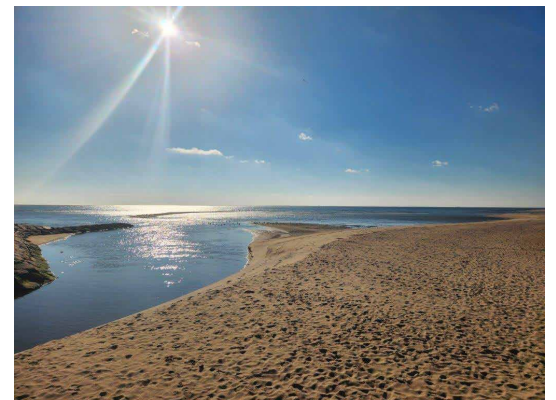
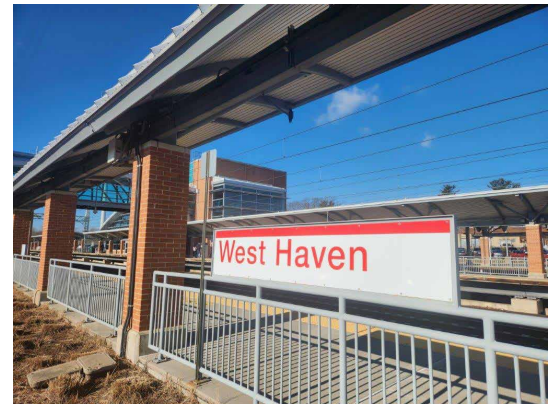
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### LOCATION MAP



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## LOT DETAILS

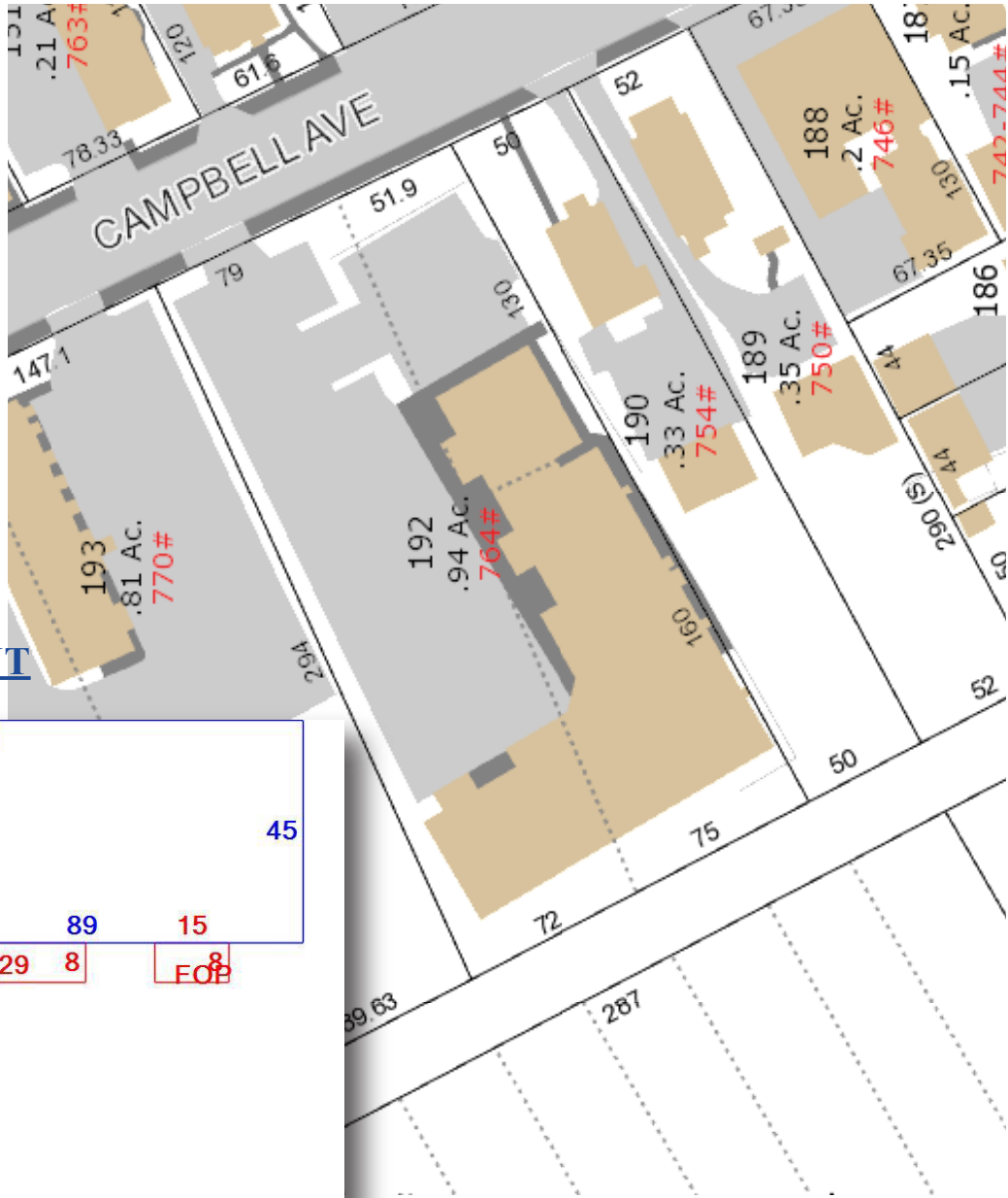
131 Ft of Frontage

294' Depth

One Curb Cut

.94 Acres

Double Lot



## BUILDING LAYOUT

