



375 MORGAN LANE

UNIT 207 **WEST HAVEN**
 A 768 SF COMMERCIAL CONDOMINIUM ADJACENT TO YALE
 WEST CAMPUS

\$79,000.00

FOR SALE

A 768 SF Commercial Condominium in Twelve Oaks Business Park, across the street from Yale West Campus. Currently fit up as office featuring central air-conditioning, a private office, kitchenette and a full bathroom with shower. Also suitable for a service business. An excellent owner/user opportunity, particularly for a Yale-affiliated business. Also possible investment opportunity with potential seller lease back. Condo fees = \$237.00/Month.

Present Use: Furniture Sales & Storage
Potential Use: Any Small Office Use, Service Business

BUILDING INFORMATION

Stories:	1		
First Floor Area:	768SF	Ceiling Height:	8
Second Floor Area:	SF	Ceiling Height:	
Third Floor Area:	SF	Ceiling Height:	
Other Floor Areas:	SF	Ceiling Height:	
Office Area:	768SF		
Total Floor Area:	768SF		
Overhead Doors:	0	Size:	--
Truck Dock(s):	0	Size:	--
Year Built:	1987		
Condition:	Very Good		
Construction Type:	Masonry		
Roof:	Gable/Asphalt		
Lin. Ft. Clear Span:	All		

LAND

Lot(s):	In Common Frontage:	30'
Area SF:	Depth:	--
Acres:	% Land Coverage:	--
Parking: 3+	% Building Coverage Permitted:	--
Zoning: LM	Condition of site:	Level/Dry

UTILITIES

Water:	Municipal Volts: 220
Sewer:	Municipal Amps: 100
Gas:	Yes Phase: I

POWER

MECHANICAL EQUIPMENT

Elevator Size:	NA
Heating:	Gas Hot Air
Air Conditioning:	Fully
Sprinkler:	No
Other Equipment:	

ASSESSMENT

Land:	\$0.00
Building:	\$33,460.00
Total:	\$33,460.00
Mills:	46.42
Taxes:	\$1,553.21

TRANSPORTATION

Bus Service:	Yes
Distance:	Street
Turnpike:	I-95
Exit:	41/42
Distance:	4 miles



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