

USER/INVESTMENT OPPORTUNITY FREESTANDING 4,080 SF RETAIL BUILDING



**First Time Offered
At Signalized Intersection**

**Unusual Opportunity
HIGH TRAFFIC RT 10
13,300 Cars Per Day**

**1231 Whitney Avenue
Hamden, Connecticut**

John Cuzzo
203.288.1900 x124
jcuzzo@presscuzzo.com

| OVERVIEW

High Traffic Location Offered at \$675,000

PRIME
RETAIL
OPPORTUNITY

PROPERTY HIGHLIGHTS

- 8 on-site parking spots
- Zone T3.5
- Excellent Exposure
- Currently Divided—1,050/3,030 SF
- Near New Haven Line

PROPERTY SUMMARY

- Year Built: 1925/Recent Upgrades
- Lot Size: .19 Acres
- Total Building—4,080 SF + Full Basement
- At Corner of Putnam Avenue
- Real Estate Taxes \$15,742

Recent Updates

Full Gut Renovation of 1,050 Square Foot Space

New Concrete Floor
New Walls, New Ceiling
New Wiring and Electrical Service LED Light
New ADA Compliant Bathroom and Fixtures
New State of the Art High Efficiency Heat Pump and Duct Work
New Widened Back Entrance Walkway

On 3,030 Square Feet Space

2 New Rooftop Condensing Units and Air Handler Internal Valve and Parts
New Roth Double Hulled Oil Tank in Basement
New Toilet in Employee Bathroom
Recoated Any Area of Roof Which Was In Need



www.presscuzzo.com

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The information above is offered subject to errors, omissions, price change, prior sale, lease, or withdrawal from market.

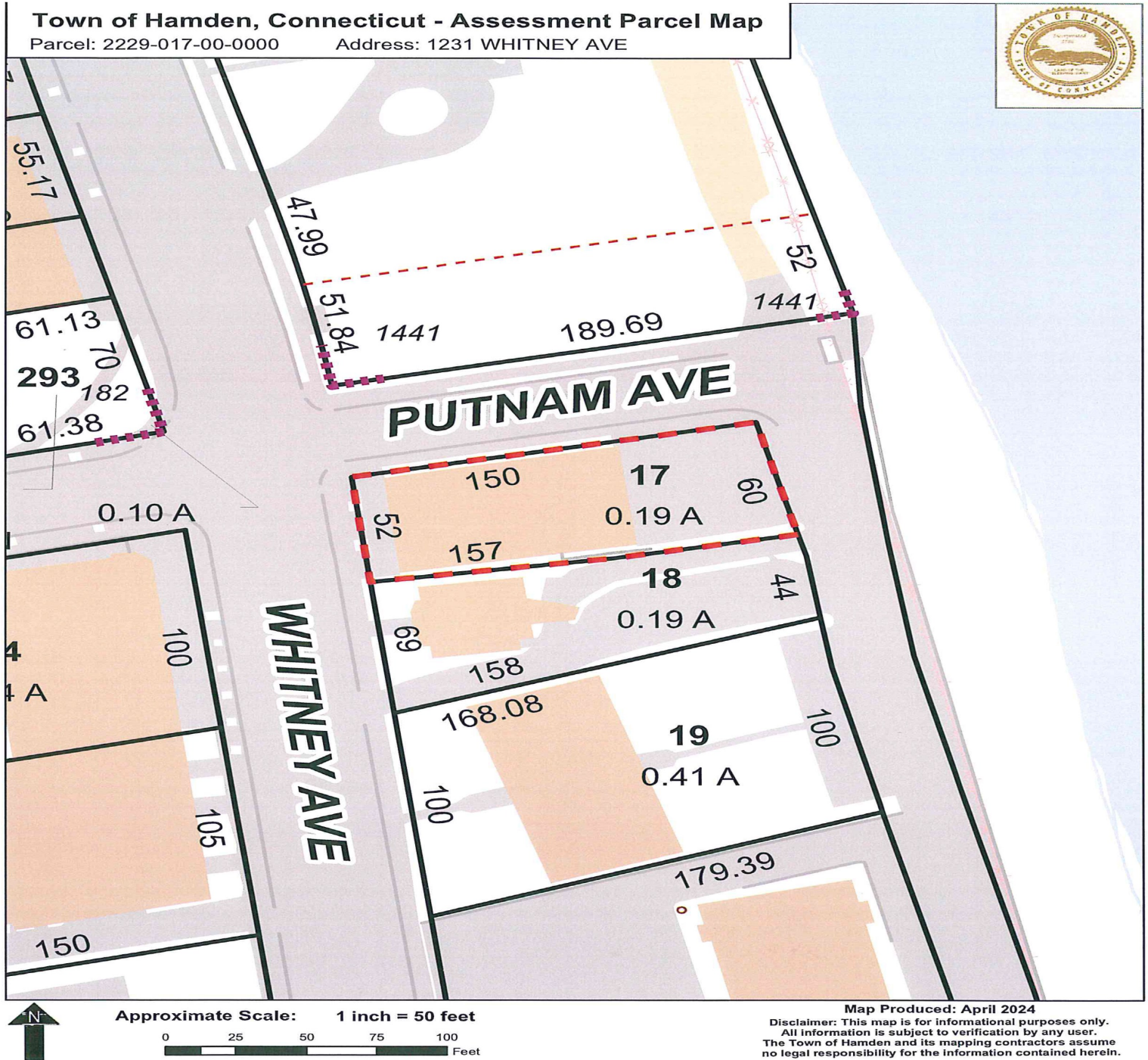
PROPERTY PHOTOS

PRIME
RETAIL
OPPORTUNITY



SITE PLAN

PRIME
RETAIL
OPPORTUNITY



Profile - JOHN M. CUOZZO, JR.



JOHN M. CUOZZO, JR., CRB, GRI, CRS
Principal and Broker

203.288.1900 x124

203.288.0100 Fax

John M. Cuozzo, Jr., principal and broker of Press/Cuozzo Realtors®, entered the real estate industry in 1977. In 1981, John established his own company, Cuozzo Associates Realtors® in Hamden. With a desire to expand and reach a broader market, John, along with Stephen Press, co-founded Press/Cuozzo Realtors® in 1990. Together they incorporated their real estate expertise and began the formation of a company that would serve both residential and commercial clients and customers. The company is a full-service real estate organization with 30 realtor sales professionals. It is affiliated with several statewide and national networks, and serves greater New Haven and surrounding communities from its office in Hamden.

John is a member of the New Haven Middlesex, Connecticut and National Associations of Realtors. He is also a member of the Hamden, New Haven and Quinnipiac Chambers of Commerce.

As a member of the Greater New Haven Association of Realtors®, John's consistent involvement with the Association has been evident. From 1983 to 1985, John was elected State Director of its Multiple Listing Service, and in 1995, was elected President of the Association. For his continued dedication and commitment, John was voted Realtor® of the Year in 1997. He has earned the designation of Certified Real Estate Brokerage Manager (CRB) and is a Graduate of the Realtor® Institute (GRI). John serves on the Hamden Children's Center Board of Directors.



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