



HOULIHAN LAWRENCE  
WARECK D'OSTILIO

New Haven \* Milford \* Woodbridge \* Branford \* Old Saybrook

## RETAIL SPACE AVAILABLE FOR LEASE

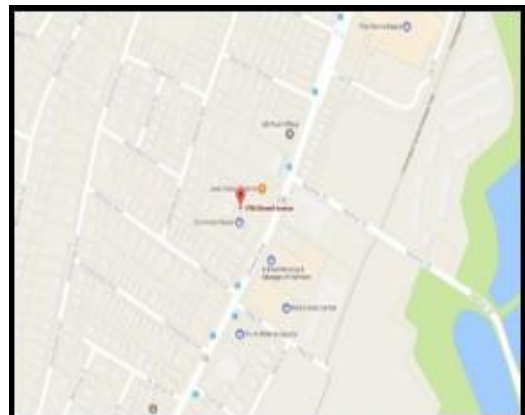
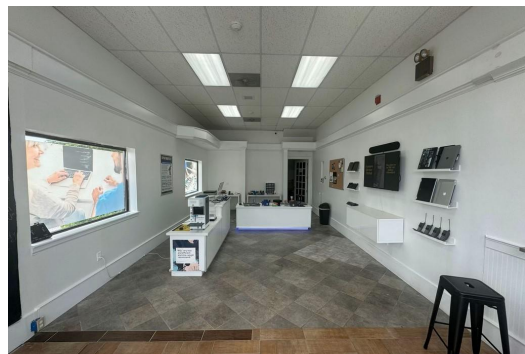
1700 Dixwell #B1, Hamden, CT 06514



**FOR LEASE: \$1,700/mo. NNN**

**New Improvements  
Ideal for Storefront - Retail**

- 1,100 +/- SF
- Turnkey / Move In Condition
- Property maintained by Condo Assoc.
- Private restroom & back office area
- Plenty of off-street parking in paved lot
- High Traffic area on busy Dixwell Ave.



**Houlihan Lawrence Wareck D'Ostilio**

**New Haven \* Milford \* Woodbridge \* Branford \* Old Saybrook**



**Property Information**

Total Building SF	3,141 SF
Available SF	1,100 SF
Year Built	1988
Ceiling Height	12' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	None
Loading Dock	0
Overhead Door	0
Construction	Wood
HVAC	Forced Air/Central AC
Electric Service	200 AMP
Gas	Yes
Column Spacing	N/A
# of Floors	1
Parking	Attached Lot
Bathrooms	1
Frontage	85' +/-
Land Area	TBD
Zoning	T4
Assessment	\$222,180
Environmental	TBD
Mill Rate	55.48
Taxes	\$12,327
Taxes / SF	\$3.92

**1700 Dixwell Ave #B1, Hamden, CT**

**Comments:**

1,100 SF Retail Space for lease located right on busy Dixwell Ave. This corner space with ample parking provides plenty of natural light with windows on two sides. With high ceilings, this space is perfect for Boutiques, Offices, any kind of retail.

**Ken Ginsberg**  
Broker  
(203) 376-6266  
ken@kngrealty.com



174 Cherry Street  
Milford CT 06460  
(203) 701-4848

This document has been prepared by HLWD Commercial for advertising and general information only. HLWD Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. HLWD Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of HLWD Commercial and/or its licensor(s). ©2018. All rights reserved.