

299  
CIRCULAR AVE  
HAMDEN, CT 06514



## COMMERCIAL FOR LEASE



IDEAL FOR A HAIR SALON, BOUTIQUE, OR OFFICE

THIS SUN FILLED STUDIO IN THE HEART OF  
HAMDEN IS A REMARKABLE OPPORTUNITY!  
MINUTES FROM DIXWELL AVE & THE MERRITT PKWY



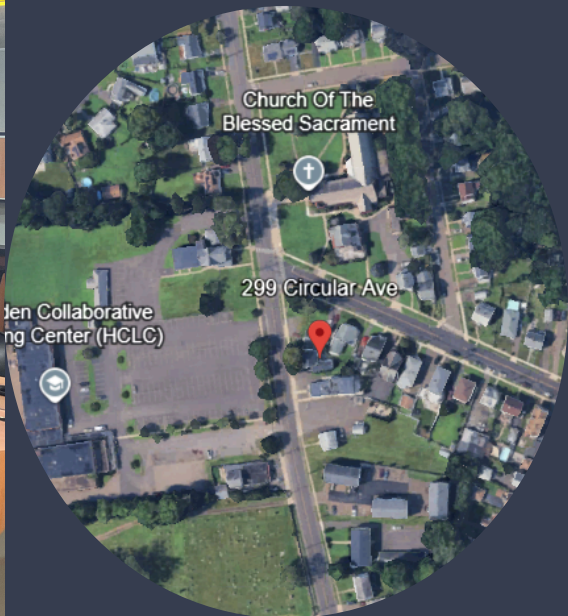
\$1200 PER MONTH + UTILITIES  
700 SF +/-  
NEGOTIABLE LEASE  
AVAILABLE NOW

*Contact us today*

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CALL TODAY FOR A SHOWING



Total Building SF	1,791 SF
Available SF	700 +/- SF
Year Built	1838
Ceiling Height	8'
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Heating	Gas/Forced Air
Cooling	None
# of Floors	1.75
Building Use	Mixed Use
Roof	Asphalt
Zoning	R5
Taxes	5,468.11

**THIS SPACE BOASTS A RANGE OF DESIRABLE FEATURES, INCLUDING A CHARMING FRENCH DOOR, A FLOOR-TO-CEILING WINDOW, A VESTIBULE, AND SIX STATIONS EQUIPPED WITH HAIRDRYERS. THIS SPACE WOULD ALSO BE IDEAL FOR A BOUTIQUE, CLOTHING OR GIFT STORE. NATURAL LIGHT BEAMS THROUGH THE EXPANSIVE WINDOW IN THE ENTRY WAY CREATING AN AIRY AMBIANCE THAT ENHANCES THE SPACES APPEAL. THE LAYOUT INCLUDES A VESTIBULE, ADDS EXTRA PRIVACY AND COMFORT FOR BOTH CLIENTS AND STYLISTS.**