

SALE

MACDONALD BUILDING

3018 Dixwell Avenue Hamden, CT 06518



PROPERTY DESCRIPTION

Coldwell Banker Commercial presents 3018 Dixwell Ave in Hamden, available for sale and lease. This 19,075 RSF medical office building, near I-91 and the Merritt Parkway, offers flexible office layouts in a prime medical district. The sale includes 20 School Street, a dedicated parking lot for added convenience. Positioned for high visibility and easy access to local and national businesses, 3018 Dixwell Ave is ideal for tenants and investors alike.

OFFERING SUMMARY

Sale Price:	\$1,950,000
Lot Size:	0.98 Acres
Building Size:	19,075 SF
Lease Rate:	\$15 - \$20.00 SF/yr (MG +electric)
Pro-forma NOI:	\$170,205.50
Pro-forma Cap Rate:	8.73%

PROPERTY HIGHLIGHTS

- Prime Medical District: Located in Hamden's prominent medical hub.
- Excellent Access: Near I-91 and Merritt Parkway, ideal for patient and staff convenience.
- Spacious Facility: 19,075 SF with flexible layouts for medical or office use.
- Ample Parking: Sale includes 20 School Street lot for added convenience.
- High Visibility: Close to local, regional, and national businesses.
- Exterior Signage available for Major Tenant.

Gary Goodridge
(203)676-6513

Dan Sousa
(203)948-7870



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COMMERCIAL | **REALTY**

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	5-7 years
Total Space:	950 - 12,077 SF	Lease Rate:	\$15.00 - \$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2A	Available	1,075 - 4,875 SF	Modified Gross	\$20.00 SF/yr	-
2B	Available	2,710 - 4,875 SF	Modified Gross	\$20.00 SF/yr	-
3A	Available	950 - 4,875 SF	Modified Gross	\$20.00 SF/yr	3 Private Offices Storage Open Work Space
3B	Available	1,770 - 4,875 SF	Modified Gross	\$20.00 SF/yr	4 Private Offices Large Open Workspace
3C	Available	1,076 - 4,875 SF	Modified Gross	\$20.00 SF/yr	Former Blood Draw 4 Exam Room, Lab/Prep Room ADA Bathroom in Suite Reception and waiting area
Lower Level	Available	2,327 SF	Modified Gross	\$15.00 SF/yr	-

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INCOME SUMMARY

EXISTING TENANTS	\$187,650
TENANTS REIMBURSEMENT (Utilities)	\$12,500
PRO-FORMA INCOME	\$229,905
Vacancy Cost	(\$43,006)
GROSS INCOME	\$387,050

EXPENSES SUMMARY

3018 Dixwell Ave - RE Taxes	\$65,851
20 School St - RE Taxes	\$8,393
CAM Expense	\$142,600
OPERATING EXPENSES	\$216,844

NET OPERATING INCOME	\$170,206
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* NOI is Pro-Forma

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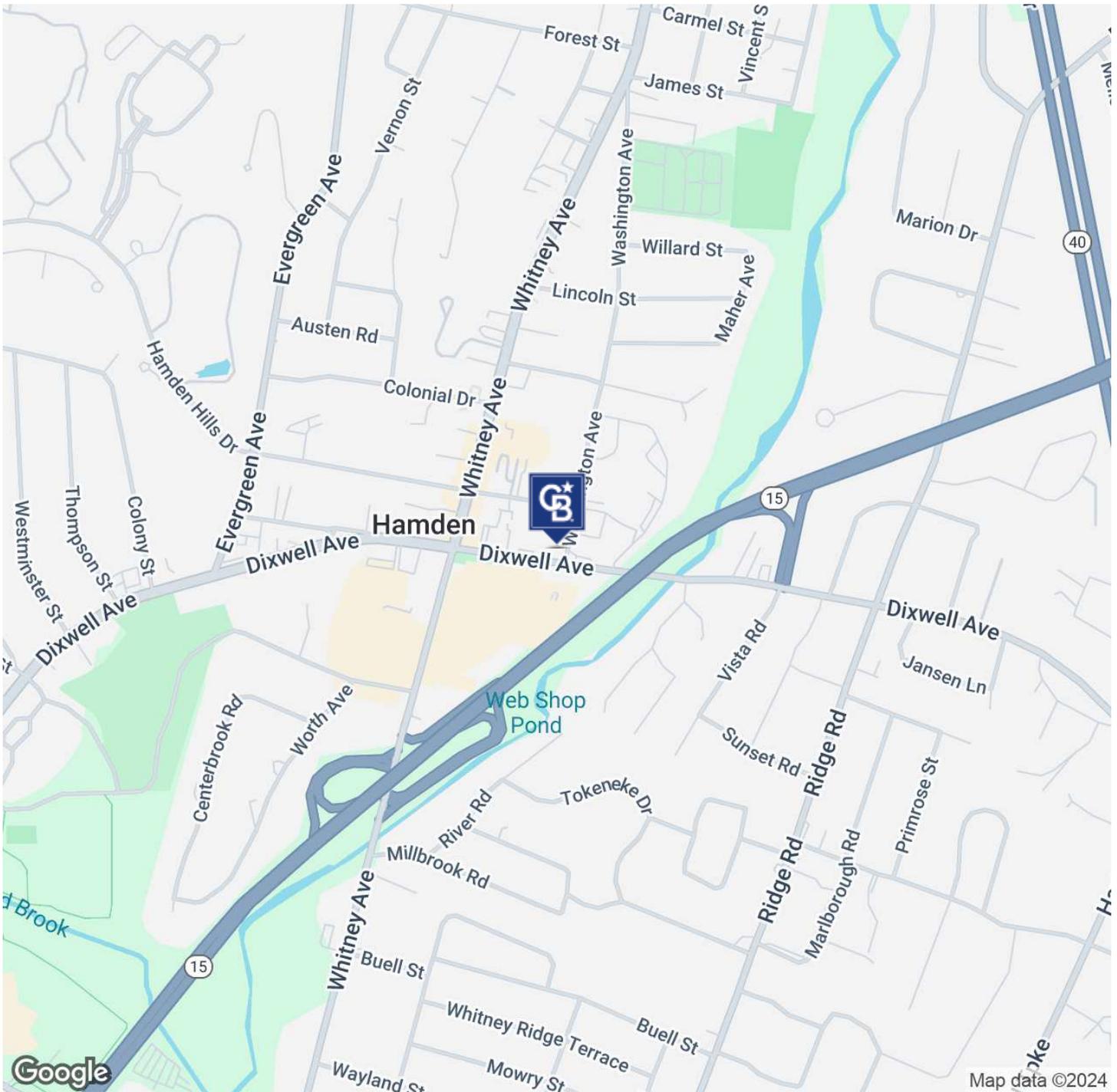
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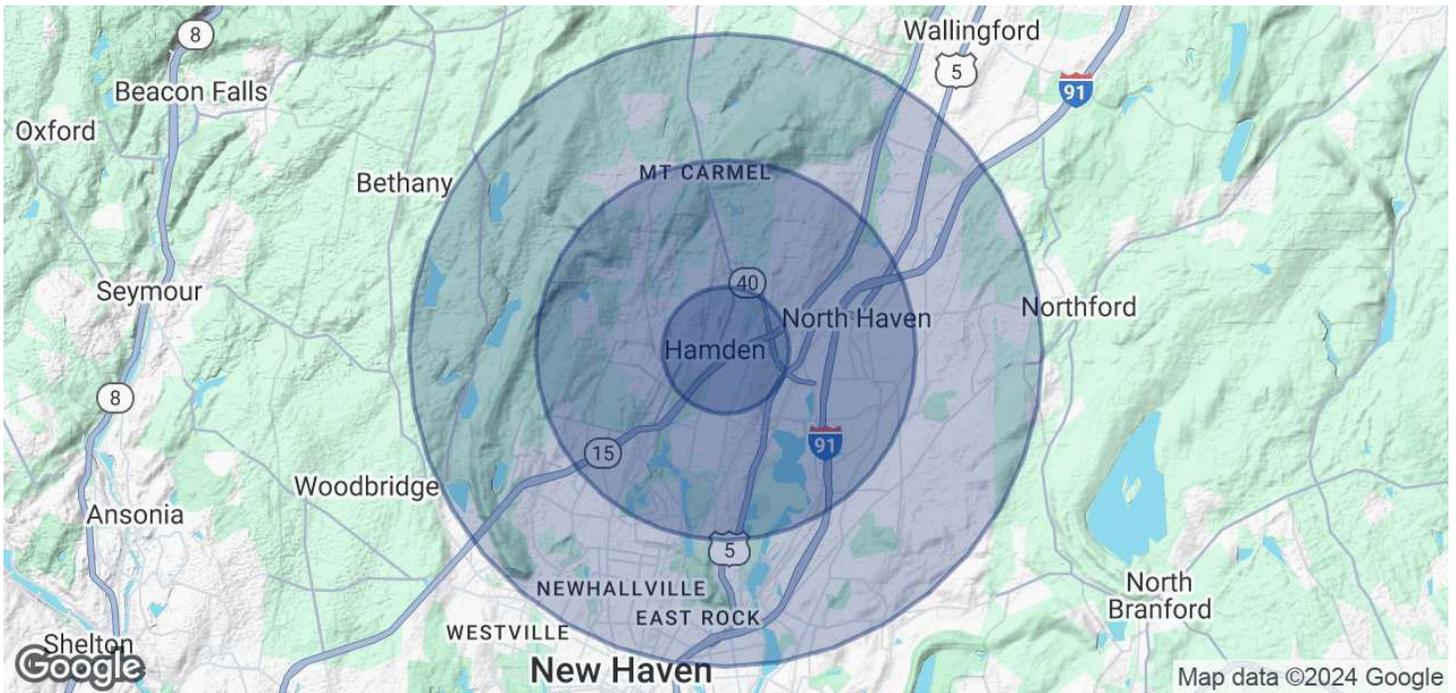
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,357	56,378	162,340
Average Age	45	43	40
Average Age (Male)	43	42	39
Average Age (Female)	47	44	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,679	22,774	63,345
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$139,517	\$136,626	\$110,395
Average House Value	\$322,131	\$351,280	\$380,579

Demographics data derived from AlphaMap

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