

FOR SALE/LEASE



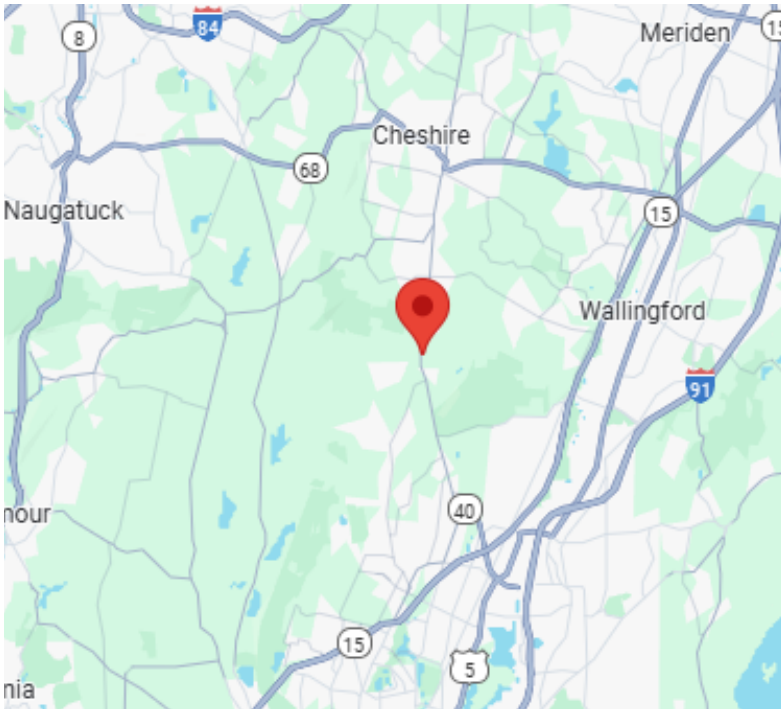
**4193 Whitney Ave
Hamden, CT 06518**

**For Sale or Lease - Office/Medical Space
Outstanding Opportunity
Well Located Professional Office Building Minutes to
Quinnipiac University & Cheshire Line
Perfect for Medical, Dental or Professional User
Strong visibility & High Traffic Count
2 Units with One Long Term Tenant in Place
Asking \$849,000.00 or
Lease at \$15 NNN + Utilities**



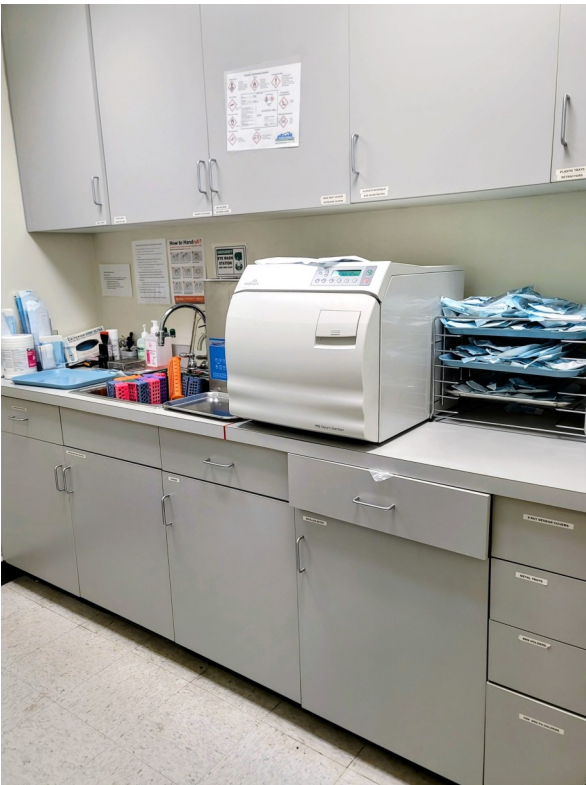
PROPERTY DATA FORM

PROPERTY ADDRESS		4193 Whitney Ave	
CITY, STATE		Hamden, CT 06518	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	4,579 +/-	Air Conditioning	Central
Number of floors	2	Type of Heat	FHA
Avail S/F	2,632 +/-	Sprinkler	Yes - Wet
Office Space		OTHER	
Drive in Doors		Acres	.95
Ext. Construction	Wood Frame	Zoning	T3
Ceiling Height	9'	Parking	Plenty on Site
Roof	New 2024 Asphalt	State Route / Distance To...	
Date Built	2003	TAXES	
UTILITIES		Assessment	\$587,370.00
Tenant/Buyer to Verify		Appraisal	\$839,100.00
Sewer	Septic	Mill Rate	51.88
Water	City	Taxes	\$30,472.75
Gas/Oil	Propane	TERMS	
Electrical	Eversource	Sale	\$849,000.00
		Lease	\$15 NNN + Utilities



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

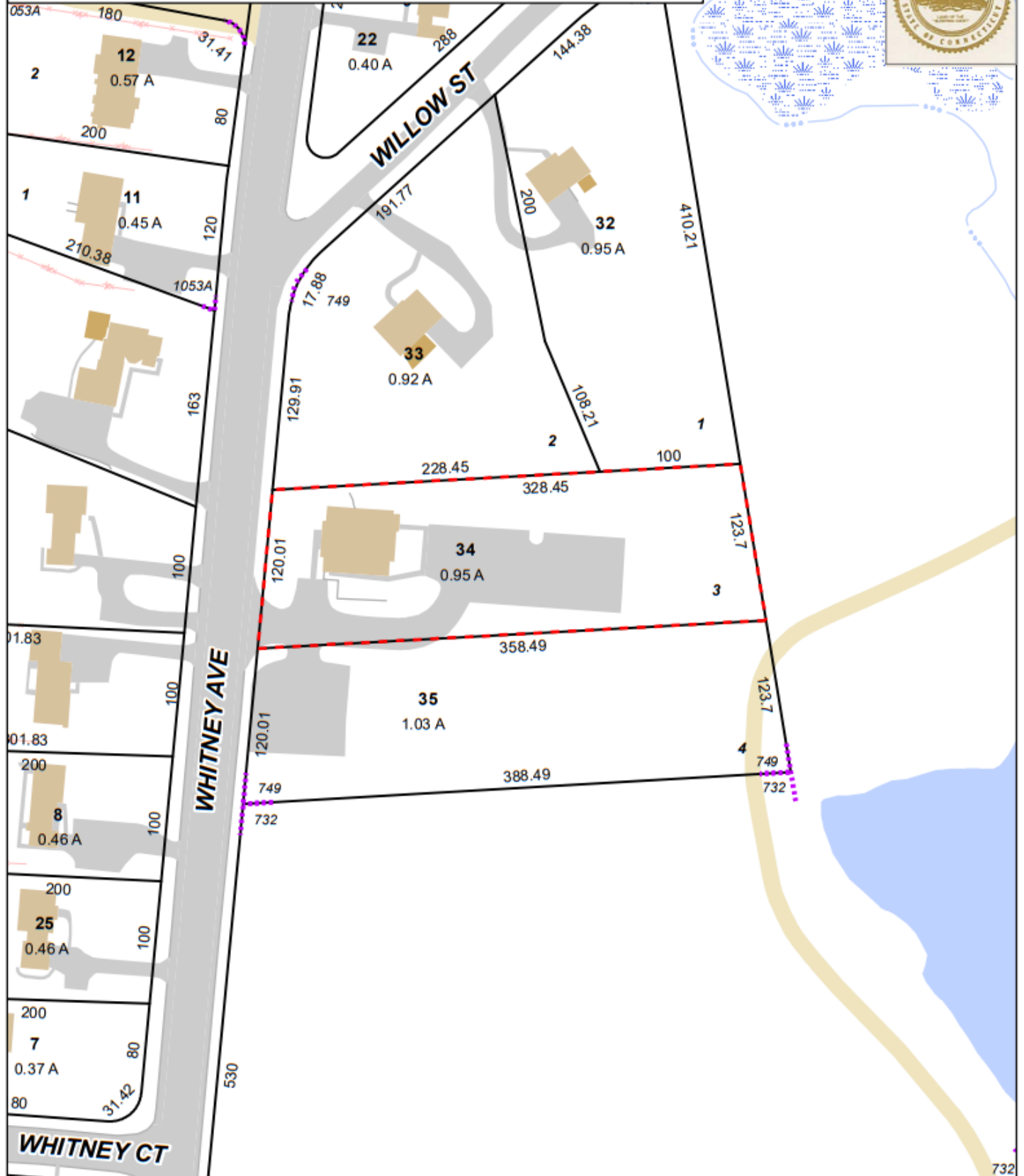
FORMER DENTAL



Town of Hamden, Connecticut - Assessment Parcel Map

Parcel: 3429-034-00-0000

Address: 4193 WHITNEY AVE



Disclaimer: This map is for informational purposes only.
All information is subject to verification by any user.
The Town of Hamden and its mapping contractors assume
no legal responsibility for the information contained herein.