

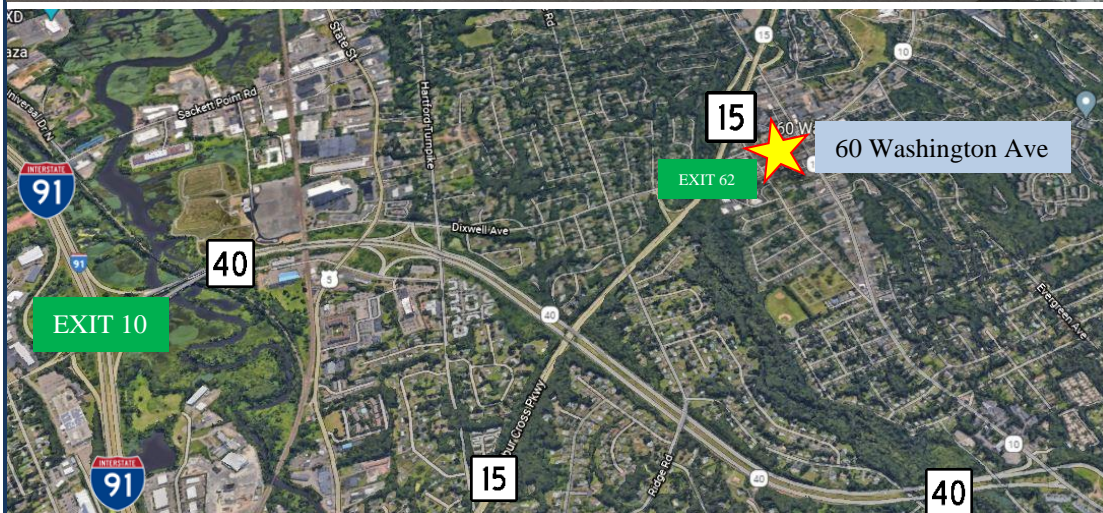
FOR SALE or LEASE | 2,542± SF MEDICAL OFFICE CONDOMINIUM WASHINGTON PLACE MEDICAL BUILDING

60 Washington Avenue Suite 105, Hamden, CT 06518

REDUCED SALE PRICE: \$249,000 | LEASE RATE: \$15/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 2,542± SF Condominium
- Unit 105
- Existing medical build out
- Two covered private parking spaces
- Easy access to Route 15 and I-91
- 6 exam rooms
- 6 private offices
- Administrative office
- Many area amenities

For more information contact:

Frank Hird, SIOR | 203-643-1033 | fhird@orlcommercial.com

Phil Marshall | 203-643-1021 | pmarshall@orlcommercial.com

O,R&L Commercial • 2 Summit Place • Branford, CT 06405 • Tel: (203) 488-1555 • Fax: (203) 315-4046 • www.orlcommercial.com

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

FOR SALE or LEASE | 2,542± SF MEDICAL OFFICE CONDOMINIUM

WASHINGTON PLACE MEDICAL BUILDING

60 Washington Avenue Suite 105, Hamden, CT 06518

REDUCED SALE PRICE: \$249,000 | LEASE RATE: \$15/SF NNN



Ranked in Top 50
Commercial Firms in U.S.

BUILDING INFORMATION

GROSS BLDG AREA	20,000± SF
AVAILABLE AREA	2,542± SF
MAX CONTIGUOUS AREA	2,542± SF
NUMBER OF FLOORS	3
FLOOR PLATE	6,667± SF
CONSTRUCTION	Masonry
ROOF TYPE	T&G/Rubber
YEAR BUILT	1988

SITE INFORMATION

SITE AREA	1.35 AC
ZONING	T4
PARKING	2 Private Covered Spaces, 60 Surface Spaces
SIGNAGE	Lobby
VISIBILITY	Excellent
FRONTAGE	261.9' on Washington Ave. 175' on School St.
HWY ACCESS	0.4 miles to Route 15 2.6 miles to I-95
TRAFFIC COUNT	5,300 ADT - School St. 2,700 ADT - Washington Ave

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central
TYPE OF HEAT	Gas Forced Air
LIGHTING	Fluorescent

UTILITIES

SEWER	City
WATER	City
GAS	City

TAXES

ASSESSMENT	\$200,130.00 (2018)
MILL RATE	51.98 (2020)
TAXES	\$10,402.76 (2019)
CONDO FEE	\$1,354/month*

OTHER TENANTS 15 individually owned condominium units.

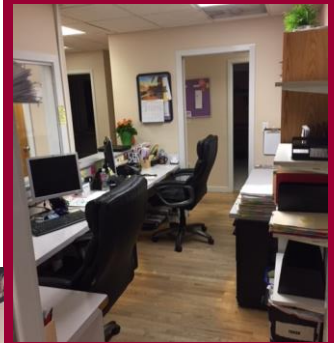
COMMENTS O,R&L Commercial is pleased to present a 2,542± SF ground level condominium available for Sale OR Lease located in Washington Place Medical Building. Existing build-out for medical office use with a waiting room, reception area, administrative office space, nurses' station, 6 exam rooms, 6 private offices, and a file room. Additional features of this condominium are a kitchenette, laundry room with washer/dryer, and separate employee restroom. Ownership of the condo includes two covered private parking spaces. Easy access to Route 15 and I-91.

*Monthly condo fee includes special assessment for new 50-year siding, \$471 through 7/32

DIRECTIONS Route 15 to exit 62. Turn right on Dixwell Avenue, right onto Washington Avenue, the building is on the left.
I-91 to exit 10 CT-40. Take exit 1, left at Devine St, left on Hartford Turnpike, right onto Dixwell Avenue, right onto Washington Avenue, building is on the left.

Property Highlights

- 2,542± SF Condominium
- Unit 105
- Existing medical build out
- Two covered private parking spaces
- Easy access to Route 15 and I-91
- 6 exam rooms
- 6 private offices
- Administrative office
- Many area amenities
 - Shopping
 - Banking
 - Dining



Scan the QR Code below with a barcode scanner on your smart phone to access our website.



Connect with Us



For more information contact:

Frank Hird, SIOR | 203-643-1033 | fhird@orlcommercial.com

Phil Marshall | 203-643-1021 | pmarshall@orlcommercial.com

O,R&L Commercial • 2 Summit Place • Branford, CT 06405 • Tel: (203) 488-1555 • Fax: (203) 315-4046 • www.orlcommercial.com

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.