

# FOR SALE: INVESTMENT OPPORTUNITY

12,042 SF +/- MEDICAL STRIP CENTER ON .24 +/- ACRES

764 Campbell Avenue, West Haven, CT



COLONIAL PROPERTIES



## PROPERTY INFORMATION

**Purchase Price:** \$1,995,000

**Projected Cap Rate:** 7.2 %

**Building SF:** 12,042 SF +/-

**# of Units:** 7

**Occupancy:** 85%

**Zoning:** NB

**Yearly taxes:** \$39,386

**Year Built:** 1998

**Traffic Count:** 13,300 cars/per day

**Location:** .1 mile from I-95, Exit 43

**Utilities:** Electric, Gas, Sewer, City Water

- Tenants Include: Physical Therapy & Rehabilitation Center, West Haven Pharmacy, Surgical Associates, Internal Medicine of W.H., Liv Well Pain Management, & W.H. Foot and Ankle Center



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### LOCATION MAP



