



375 MORGAN LANE

UNIT 207

WEST HAVEN

A 768 SF COMMERCIAL CONDOMINIUM ADJACENT TO YALE
WEST CAMPUS

\$79,000.00

FOR SALE

A 768 SF Commercial Condominium in Twelve Oaks Business Park, across the street from Yale West Campus. Currently fit up as office featuring central air-conditioning, a private office, kitchenette and a full bathroom with shower. Also suitable for a service business. An excellent owner/user opportunity, particularly for a Yale-affiliated business. Condo fees = \$237.00/Month.

Present Use: Antique Sales & Storage

Potential Use: Any Small Office Use, Service Business

BUILDING INFORMATION

Stories:	1	
First Floor Area:	768SF	Ceiling Height: 8
Second Floor Area:	SF	Ceiling Height:
Third Floor Area:	SF	Ceiling Height:
Other Floor Areas:	SF	Ceiling Height:
Office Area:	768SF	
Total Floor Area:	768SF	
Overhead Doors:	0	Size: --
Truck Dock(s):	0	Size: --
Year Built:	1987	
Condition:	Very Good	
Construction Type:	Masonry	
Roof:	Gable/Asphalt	
Lin. Ft. Clear Span:	All	

LAND

Lot(s):	In Common Frontage:	30'
Area SF:	Depth:	--
Acres:	% Land Coverage:	--
Parking: 3+	% Building Coverage Permitted:	--
Zoning: LM	Condition of site:	Level/Dry

UTILITIES

Water:	Municipal	Volts: 120
Sewer:	Municipal	Amps: 100
Gas:	Yes	Phase: I

POWER

MECHANICAL EQUIPMENT

Elevator Size:	NA
Heating:	Gas Hot Air
Air Conditioning:	Fully
Sprinkler:	No
Other Equipment:	

ASSESSMENT

Land:	\$0.00
Building:	\$33,460.00
Total:	\$33,460.00
Mills:	46.42
Taxes:	\$1,553.21

TRANSPORTATION

Bus Service:	Yes
Distance:	Street
Turnpike:	I-95
Exit:	41/42
Distance:	4 miles



Kevin Geenty

203-488-1005

Kevin@GeentyGroup.com



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