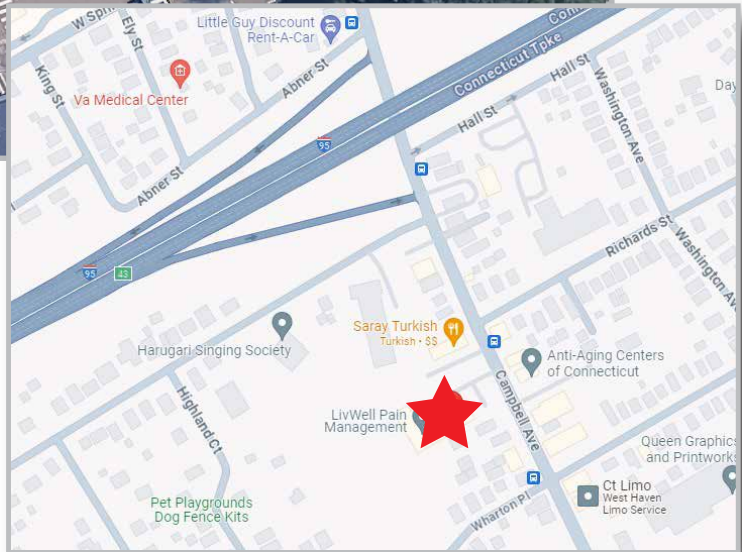
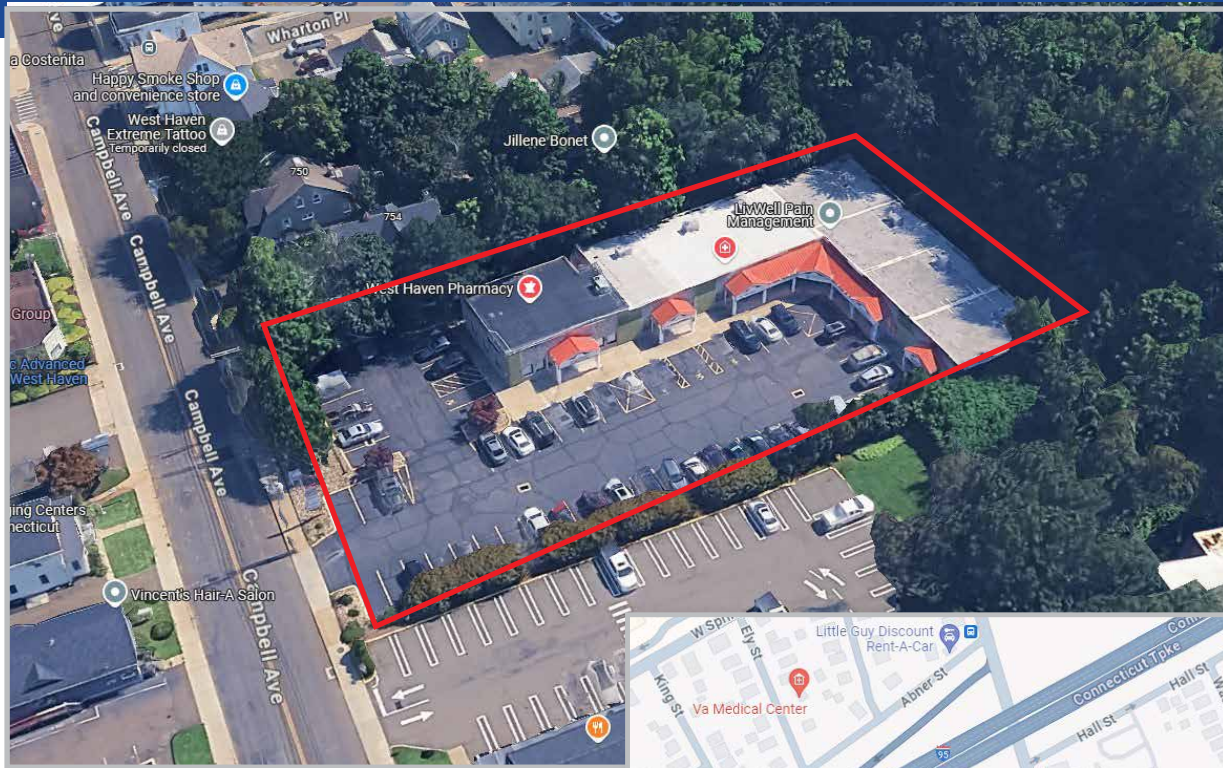


FOR SALE: INVESTMENT OPPORTUNITY

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

764 Campbell Avenue, West Haven, CT



PROPERTY INFORMATION

Purchase Price: **\$1,829,000**

Projected Cap Rate: **7.5 %**

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



200 Boston Post Road, Orange, CT 06477

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Fred A. Messoré
Sr. Vice President/Broker

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fred@colprop.com



COLONIAL PROPERTIES

FOR SALE: INVESTMENT OPPORTUNITY

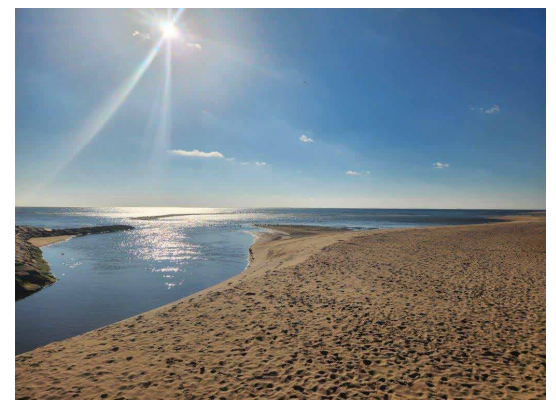
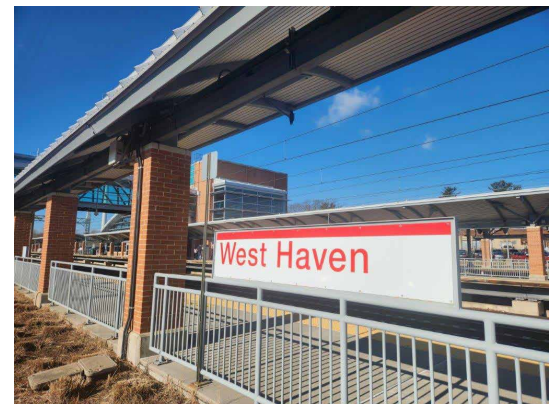
12,042 SF +/- MEDICAL STRIP CENTER ON .24 +/- ACRES
764 Campbell Avenue, West Haven, CT



LOCATION MAP



COLONIAL PROPERTIES



FOR SALE: INVESTMENT OPPORTUNITY

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

764 Campbell Avenue, West Haven, CT



LOT DETAILS

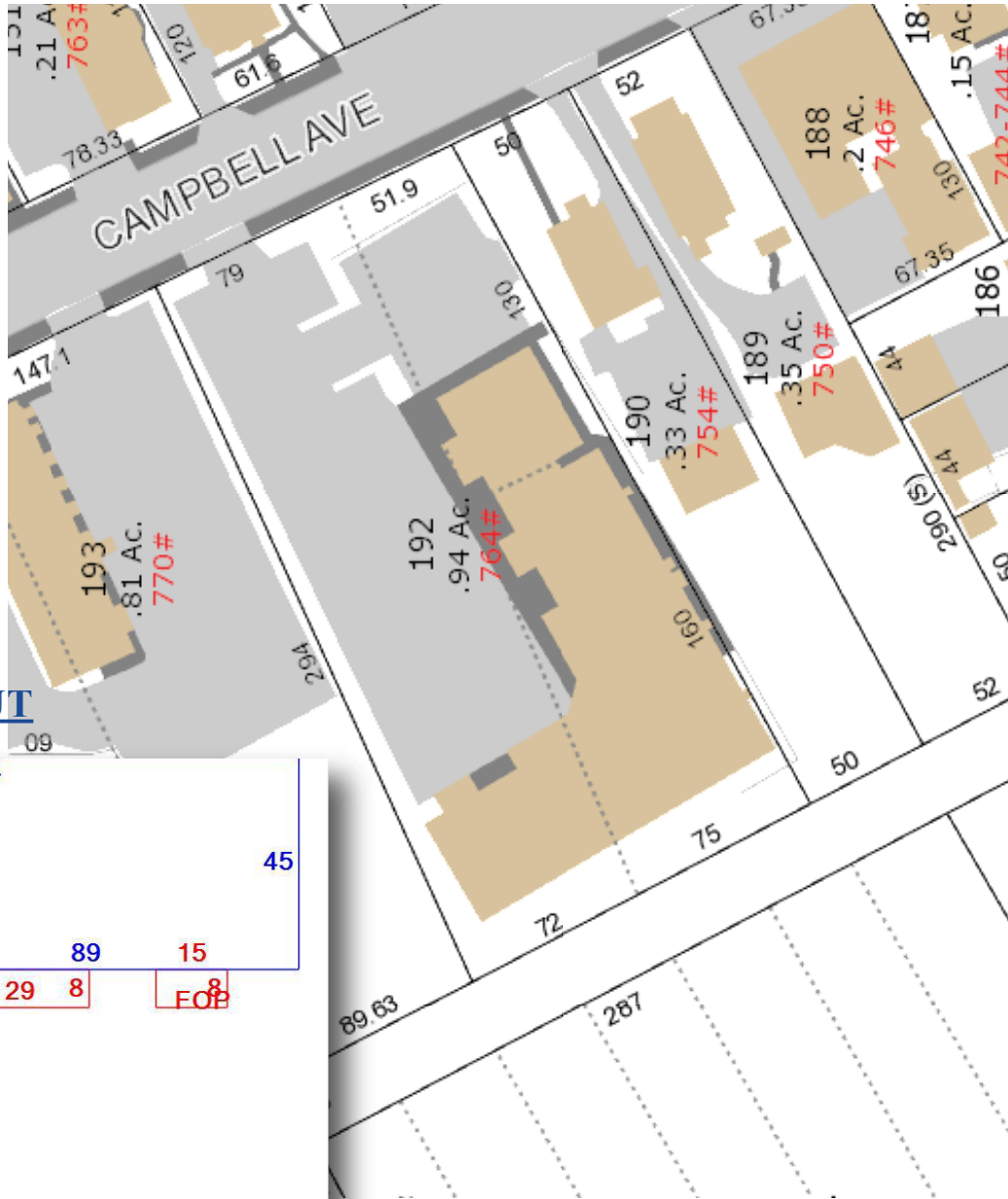
131 Ft of Frontage

294' Depth

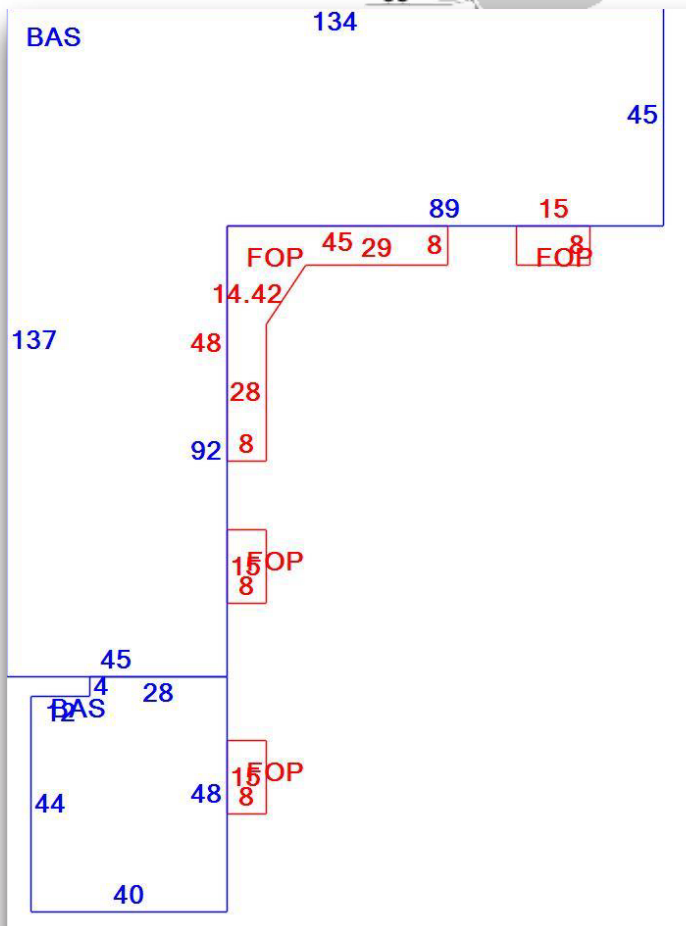
One Curb Cut

.94 Acres

Double Lot



BUILDING LAYOUT



COLONIAL PROPERTIES