



HOULIHAN LAWRENCE  
WARECK D'OSTILIO

New Haven \* Milford \* Woodbridge \* Branford \* Old Saybrook

# FOR LEASE

## 4 OFFICE/ RETAIL/ INDUSTRIAL SPACES

### APPROXIMATELY 510 SF - 885 SF AVAILABLE

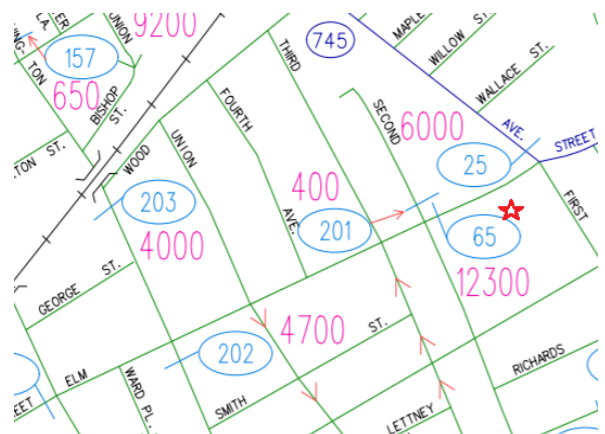
#### 96 Elm Street, West Haven, CT 06516



**RETAIL / OFFICE / INDUSTRIAL SPACE**  
**THREE UNITS & ONE GARAGE**  
**SPACES CAN BE COMBINED**



- **Left Side- Street Front - Unit #1**  
**\$2500 per month plus utilities,**  
**approx. 510 SF**
- **Unit #2 \$4000 per month plus**  
**utilities, approx. 880 SF**
- **Unit #3 \$3,285 per month plus**  
**utilities, approx. 855 SF**
- **Unit #4 Garage \$2,000 per**  
**month plus utilities, approx.**  
**815 SF**





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### Property Information

Available SF	3,850
Year Built	1900
Ceiling Height	N/A
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	No
Loading Dock	one
Overhead Door	Yes
Construction	Brick
HVAC	Forced Air-Front Space
Electric Service	Multiple - individual services
Gas	Yes
Column Spacing	N / A
# of Floors	1
Parking	Parking Lot
Bathrooms	1 HC Per Unit
Frontage	38 Feet +/-
Zoning	NB
Assessment	\$278,250
Environmental	TBD
Mill Rate	48.67
Taxes	\$13,542.00

**96 Elm Street, New Haven, CT 06516**

**510 SF Retail/Office-\$2500/mo + util**

**880 SF Retail/Office- \$4000/mo + util**

**885 SF Warehouse- \$3285/mo + util**

**815 SF Garage- \$2000/mo + util**

**SPACES CAN BE COMBINED**

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 Broker  
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