



# INVESTMENT SALE - RETAIL

5 Eastern Steel Road, Milford, CT 06460

5,000± SF RETAIL / FLEX BUILDING – SINGLE TENANT: “WINES & MORE” LIQUOR STORE

**SALE PRICE: \$710,000**

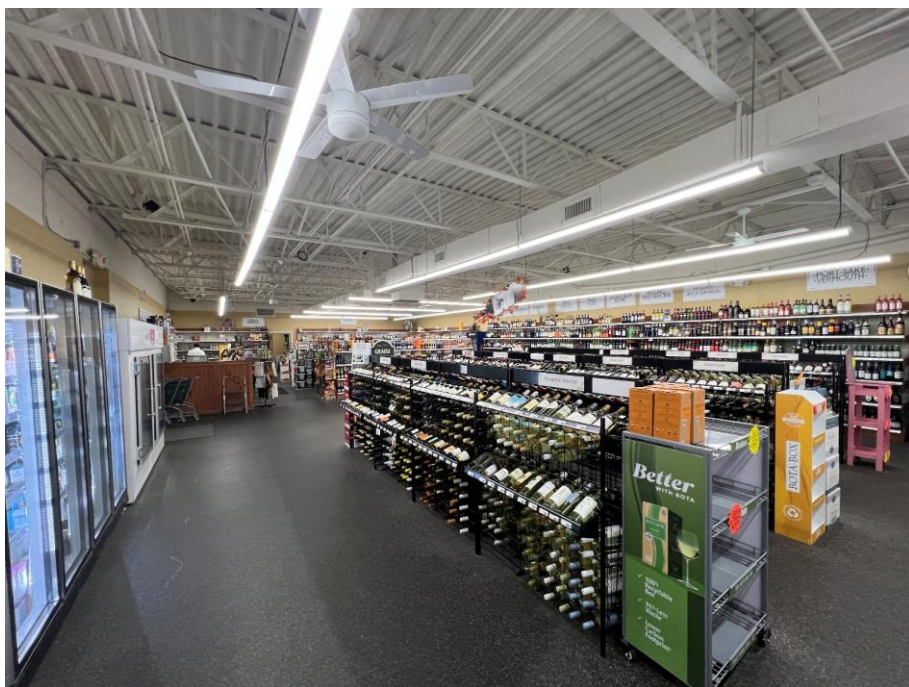
## HIGHLIGHTS

- Retail Investment Opportunity
- 5,000± SF 1-Story Retail / Flex Building
  - Single Tenant
  - “Wines & More” Liquor Store
- Located on 0.75± Acre on Corner of Woodmont / Eastern Steel
- ADT: 23,600± - Woodmont Rd
- 21± Parking Spaces

## CONTACT

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Broker of Record: J. Richard Lee | (203) 643-1006 | [rllee@orlcommercial.com](mailto:rllee@orlcommercial.com) | License: REB.0758300

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# INVESTMENT

**SALE PRICE: \$710,000**

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**5,000± SF RETAIL BUILDING – SINGLE TENANT**

## BUILDING INFORMATION

**GROSS BLDG AREA:** 5,000± SF

**AVAILABLE AREA:** 100% Occupied

Single Tenant: "Wines & More" Liquor Store

**LOADING DOCKS:** TBD

**DRIVE-IN DOORS:** TBD

**CONSTRUCTION:** Masonry / Steel

**ROOF TYPE:** Tar & Gravel

**YEAR BUILT:** 1982

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air

**HEAT:** Gas, Forced Air

**ELECTRIC/POWER:** 400 amps, 120/240 volts

## SITE INFORMATION

**SITE AREA:** 0.75 ± Acres

**ZONING:** ID

**PARKING:** 21± Surface Spaces

**SIGNAGE:** Large Building Façade Signage

**VISIBILITY:** Woodmont Rd / Eastern Steel Rd

**HWY ACCESS:** I-95 Exit 40

**TRAFFIC COUNT:** 23,600± on Woodmont Rd

## UTILITIES

**SEWER/WATER:** Public Connected

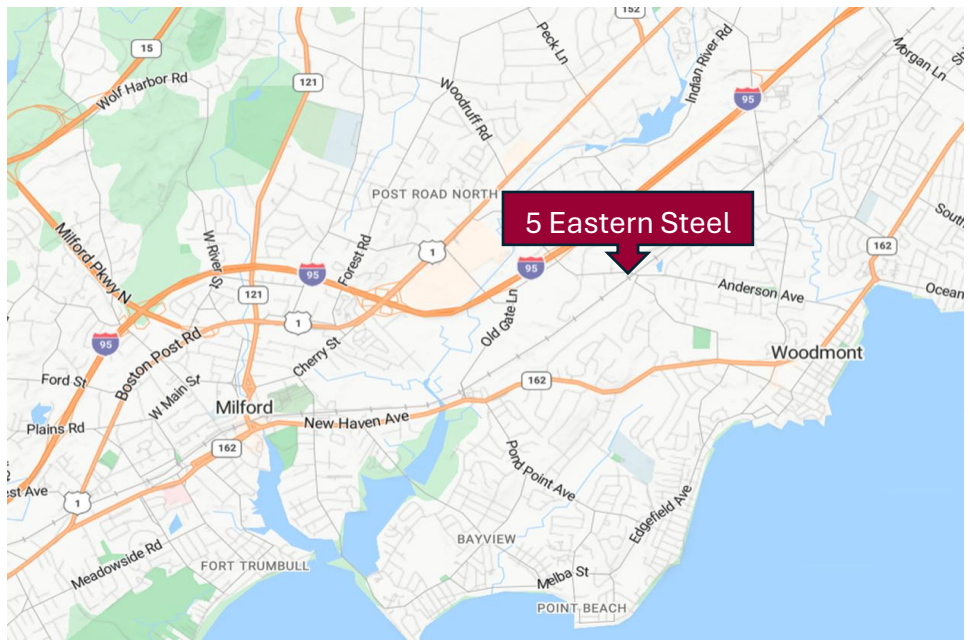
**GAS:** Yes

## TAXES

**ASSESSMENT:** \$358,820

**MILL RATE:** 29.55

**TAXES:** \$10,603.13 (thru Jan 2026)



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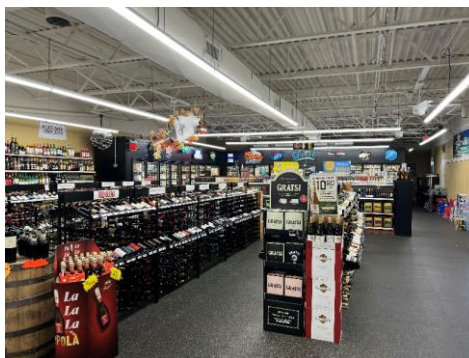
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