

# WINES & MORE!



## 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**

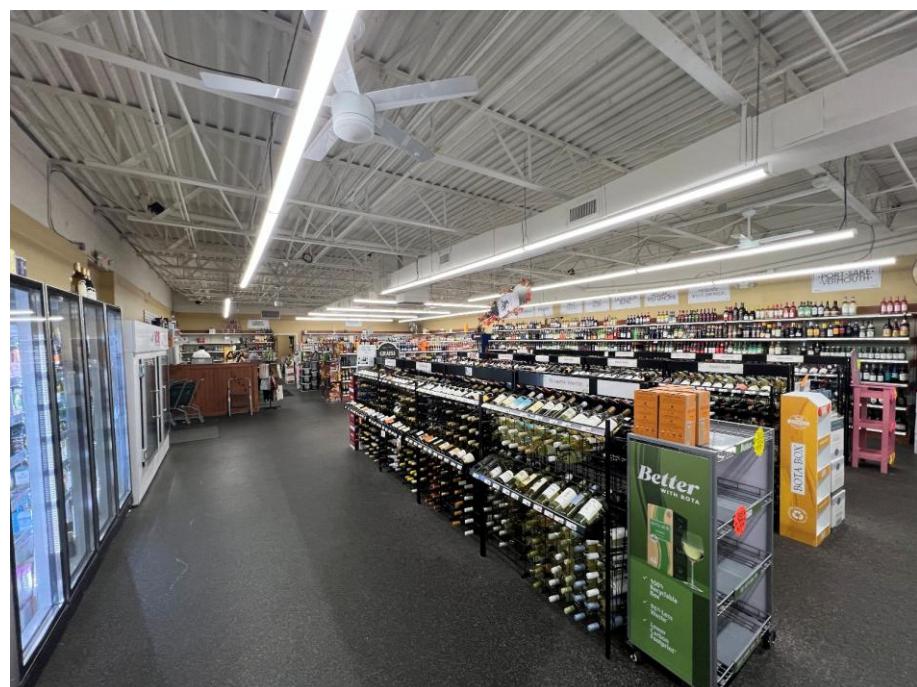
### HIGHLIGHTS

- 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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**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

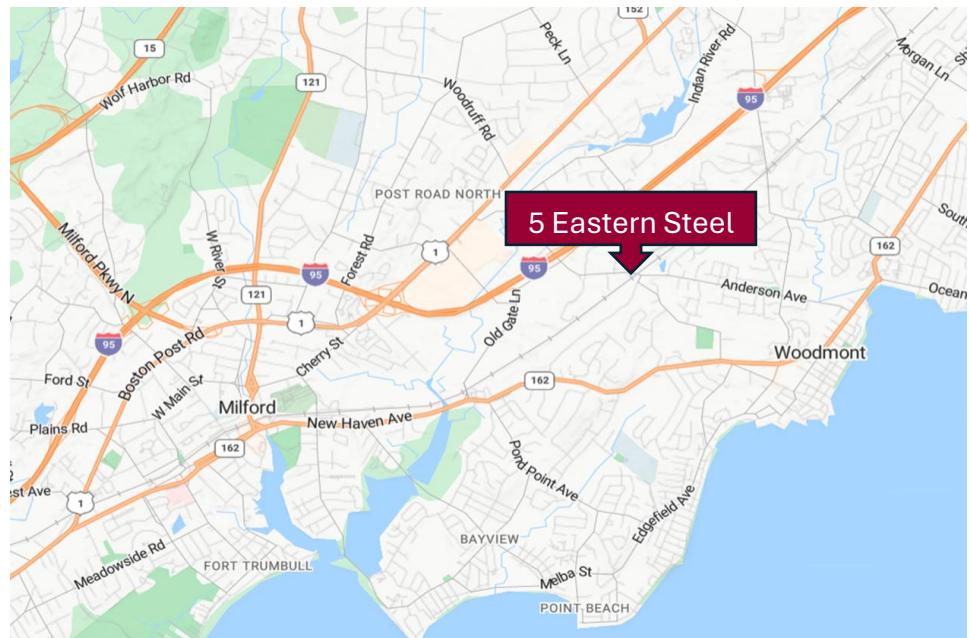
**GAS:** Yes

**TAXES**

**ASSESSMENT:** \$358,820

**MILL RATE:** 29.55

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



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