

Industrial Flex Investment



11 Overlook Drive, Hamden, CT

This Light Industrial Flex Building is 6,800sf on 0.56 acres and 100% occupied. Zoned M and just off Sherman Avenue, with easy access to I-91. All Public Utilities.

For Sale - \$650,000

For additional information on this property, please contact:

Jeff Dow jd@dowrealty.com Cell: 203-824-7760

(203) 776-0000

www.dowrealty.com

Property Abstract

**11 Overlook Drive
Hamden, Connecticut**

Building Specifications:

Rentable (Living) Square Feet:	6,800 +/- sf. 100% Occupancy Two excellent Tenants, (Each unit 50% of building)
Total Lot Size:	0.56 acres
Condition of Building: Dates of Construction:	Very Good 1991
Construction:	Pre-Engineered Steel
Floors:	Concrete
Exterior Walls:	Steel
Ceiling:	
Roof:	Metal
Heat:	Gas
Water:	City
Sewer:	City
Zoning:	M
Town Appraised Value:	\$449,600
Assessed Value:	\$314,720
Taxes (2023):	\$17,744 **Reimbursed by Tenants
Average Annual Rental Income next 4 years::	\$55,860.00
Estimated Unreimbursed Annual Expenses:	\$8,800.00
Net Operating Income Annually next 4 Years:	\$47,060

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