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

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principles.



Brokers, Consultants and Managers for Commercial, Industrial, and Investment Properties

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 Building2: Very Good

Dates of Construction: 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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