

RETAIL FOR SALE

**14 RENTAL UNITS IN 3 BUILDINGS
FULLY OCCUPIED**

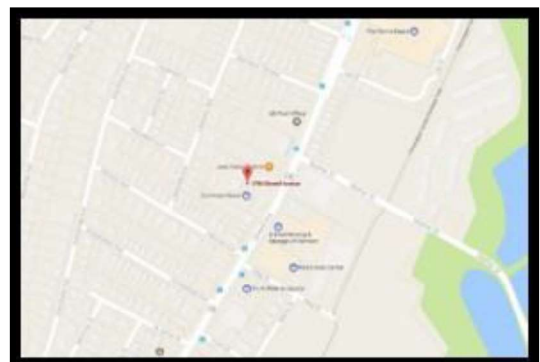
1700 Dixwell #B, C, D, Hamden, CT 06514



FOR SALE: \$1,999,900

**3 COMMERCIAL CONDOS
10,987 SF
14 RENTAL UNITS
10 TENANTS**

- **FULLY LEASED**
- **Upstairs residential not included**
- **NOI - \$191,395**
- **Association managed Common Areas**
- **9.5% Cap Rate**
- **31,300 CPD**
- **Across from Advance Auto & U-Haul**
- **New Pylon Sign & Plenty of Parking**



Property Information

Total Building SF	B - 3,920 SF, C-3,141SF, D 3,926 total 10,987 SF
Available SF	Fully leased
Year Built	1988
Ceiling Height	TBD
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	TBD
Loading Dock	N/A
Overhead Door	N/A
Construction	Frame
HVAC	Forced Air/Central AC
Electric Service	200 AMP
Gas	Yes
Column Spacing	N/A
# of Floors	1
Parking	Attached Lot
Bathrooms	1 per unit existing or plumbed
Frontage	85' +/-
Zoning	T4
Assessment	B-\$195,440 , C-\$164,990, D- \$168,000
Environmental	Condo -
Mill Rate	48.86
Taxes	B- \$14,636.56 C-\$12,355.44 D- \$14,652.12
Condo Fees	B- \$1,129.30, C-832.65, D- \$1,040.59

1700 Dixwell Ave #B, C & D, Hamden, CT

Comments: Retail Center for sale consisting of a three building commercial condo where each building is a condo. Two Buildings have 5 rental units and one has 4 rental units . Fully leased. Great investment opportunity w professional condominium management. Being offered at a 9.5% cap rate. Offered by the Owner.

All information is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale or withdrawal without notice. No representation is made as to accuracy of any information. All dimensions are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker. Unless specifically stated herein, this advertisement does not suggest that the broker has a listing in this property or properties or that any property is currently available.