

# FOR SALE: (29) UNIT APARTMENT BUILDING W/ (9) ADDITIONAL CONDO UNITS

55, 57, 59 & 63 Glade Street, West Haven, CT



COLONIAL PROPERTIES



## PROPERTY INFORMATION

**Purchase Price:** \$4,300,000  
**Cap Rate:** 7% or \$113,000/per unit  
**Total # of Units:** 38  
**Unit Breakdown:** 35 - One Bedroom  
3 - Two Bedroom  
**Taxes:** \$73,473 (est)

## HIGHLIGHTS

- 100 % Occupancy
- Well maintained (29) unit building with (9) additional condos
- (15) Units are Deed Restricted Section 8
- Close proximity to University of New Haven Campus, VA Hospital, Train Station & I-95
- (1) Laundry room formerly a dwelling unit
- Electric Heat and Roof 2009 (55 Glade St)

\*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 specific listing conditions, imposed by our principals.



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