

FOR SALE or LEASE: 6,510 SF Industrial / Retail / Showroom Building on 1.05 acres – Highly accessible with 21,900 cars / day



22 HEMINGWAY AVENUE, EAST HAVEN, CT

AVAILABLE SPACE

AVAILABLE SF: **6,510 sf**
 MINIMUM AVAIL: **6,510 sf**
 AVAIL WHEN: **Immediately**
 STATUS: **Occupied**

BUILDING INFORMATION

GROSS BLDG SIZE **6,510**
 YEAR RENOVATED **2000**
 YEAR BUILT **1950**
 CEILING HEIGHT **8'-12'**
 ZONING: **CB2/LI1**

PARKING

PKG FEES **none**
 PKG SPACES **15**
 PKG TYPE **surface**

TRAFFIC COUNT **21,900/DAY**

FINANCIAL DETAILS

SALE PRICE:	\$125,000	RE TAXES:	\$7,790.34	NET INCOME:	n/a
SALE \$/SF:	\$19.20	INSURANCE:	TBD	GROSS INCOME:	n/a
ASSESSMENT:	\$278,010 (70%)				

PROPERTY SPECIFICATIONS

LOAD FACTOR:	0	HEATING:	Oil/Gas	SEWERS:	Muni
FLOOR SIZE:	6,510	COOLING:	Central office	ELECTRIC:	UI
NO. ELEVATORS:	0	WATER:	Muni	SPRINKLERS:	no

LEASING SPECIFICATIONS

RENT/MTH:	\$1,627.50	TAXES:	\$1.20/SF	FRONTAGE:	Hemingway
LEASE TERMS:	Min 3 yrs	INSURANCE:	\$.40/SF	LEASE TYPE:	NNN
TI ALLOW:	0	CAM:	\$.25/SF	EXCLUSIONS:	n/a



COMMENTS: 2007 Environmental Studies available; New roof in 2004 over shop section of building.

OFFERED EXCLUSIVELY BY; FOR FURTHER INFORMATION CONTACT:

Frederick P. Petrella, CCIM Tel: **203-314-7439** Email: **FredP@CTRealtyGroup.com**
Connecticut Realty Group, LLC 431 Orange St., New Haven CT 06511
www.ctrealtygroup.com

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