



# COMMERCIAL

New Haven \* Milford \* Woodbridge \* Branford

## 4 RETAIL UNITS AVAILABLE FOR LEASE

### 545 WHALLEY AVE, NEW HAVEN, CT 06511



**4 RETAIL UNITS  
600 SF – 675 SF  
FOR LEASE**

**Single Units or Combine  
to 1,200 SF and 1,350 SF  
Lease - \$1,000 per Unit + Utilities**



### High Traffic Retail Spaces

- Prime Retail space for Nail Salons, Tattoo artists, Hair / Barber Salons, Offices, etc.
- Available Separately or Combined
- Affordable and visible
- Move-in condition – Needs nothing
- Easy access to Merritt Pkwy, Rte 34 and I-95
- Parking on Street and in rear



Real Living Wareck D'Ostilio

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## Property Information

Total Building SF	6,642 SF
Available SF	2,550
Year Built	1900
Ceiling Height	N/A
City Water / Well	City Water
City Sewer / Septic	City Sewer
Sprinkler	No
Loading Dock	No
Overhead Door	No
Construction	Brick/Vinyl Siding
HVAC	Forced Air/Central A/C
Electric Service	TBD
Gas	Yes
Column Spacing	N/A
# of Floors	2
Land Area	0.16
Parking	Street & Rear lot
Bathrooms	Average
Frontage	80 +/-'
Zoning	BA
Assessment	\$388,710
Common Charges	N/A
Mill Rate	45.95
Taxes	\$17,861
Taxes / SF	\$2.69

**545 Whalley Ave, New Haven, CT 06511**

**Comments:**

Four (4) 1st Floor Retail spaces available on busy Whalley Ave in New Haven. Two (2) Units are 600 SF, and two (2) are 675 SF and are available for Lease at \$1,000/mo. per Unit plus Utilities They may be combined for 1,200 SF or 1,350 SF. Move-in condition, needs nothing. This is the Retail location you've been looking for. Affordable and visible. Nail salon, Hair / Barber Salon, Tattoo, Professional Offices, Convenience Store

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