



COMMERCIAL

New Haven * Milford * Woodbridge * Branford

AVAILABLE FOR SALE
15,896 SF RETAIL OR INDUSTRIAL

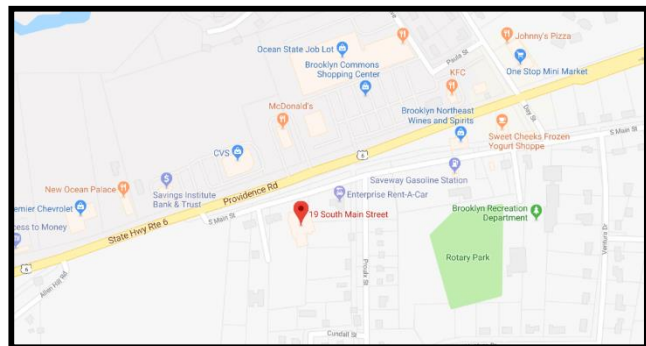
19 South Main Street, Brooklyn, CT



For Sale: \$670,000

**15,896 SF Retail or Industrial
Across from McDonalds & CVS
Visibility from Providence Rd**

- 15,896 SF Retail or Industrial building with visibility from Providence Road
- Across from McDonalds & CVS
- 5,000 SF lease to National Tenant
- Own space at below market occupancy cost and collect income from Tenant





Property Information

Total Building SF	15,896 SF
Available SF	15,896 SF
Year Built	1947/1960/1966
Ceiling Height	10' +/-
City Water/Well	Well
City Sewer/ Septic	Building connected to Brooklyn sewer
Sprinkler	No
Loading Dock	2
Overhead Door	1
Construction	Concrete Block
HVAC	Electric/Hot Water/Steam/Oil - 2 Wall A/C Unit
Electric Service	Yes - 2 400 Amp services
Gas	None
Column Spacing	N/A
# of Floors	1
Parking	Asphalt - 40
Land Area	2.4 Acres
Bathrooms	5
Frontage	100' +/-
Zoning	PC
Assessment	\$393,100
Environmental	TBD
Mill Rate	27.09
Taxes	\$10,649.08

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Comments: 15,896 SF retail or industrial building with visibility from Providence Road. 5,000 SF rented to national tenant.
Great for owner occupied business/assembly, light warehouse
Excellent visibility from Route 6

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