

17,151SF Commercial Condominium For Sale

17,151 Sqft - 67 North Branford Road, Branford,
Connecticut 06405

Property Description

FOR SALE: A 17,151 SF masonry & steel building which is one unit in the Millbrook Condominium Association. This one unit has 37% of the votes in the Association. This is a fully rented (month to month), 7 tenants in building. The building has a 14' ceiling, drive-in doors, 1 truck dock, and most units have some office space. Gross income \$105,930 (\$6.18/SF average). Condo fee = \$2,241.00/Month.

Availability

Listing Type: **For Sale**

Property Type: **Warehouse/Industrial/Lt, Industrial**

Price: **\$1,425,000**

Square Footage: **17,151 Sqft**

Minimum Ceiling Height: **14 ft**

Condo Fee: **\$2,241**

Present Use:: **Multi-Tenant Facility**

Potential Use:: **Same or Owner/User or Both**

Office Sqft: **2000**

Warehouse/Shop Sqft: **15000**

Address Map

Address: **67 North Branford Road, Branford, Connecticut 06405**

Country: **US**

State: **CT**

City: **Branford**

Zipcode: **06405**

Features

Proximate to Interstate: **Yes**

Loading Docks: **Yes**

Loading Docks: **1**

OH Doors: **Yes**

OH Doors: **10**

OH Door Height: **0 ft**

Nearby Shops/Restaurants/Businesses

Building Details

Stories:	1
Year Built:	1983
Condition:	Very Good
Roof:	Flat
Construction Type:	Masonry & Steel
Total Floor Area:	17,151 Sqft

Utilities

Availability:	Connected
Source:	Municipal
Type:	Sewer
Type:	Natural Gas
Availability:	Connected
Provider:	Public Utility
Availability:	Connected
Provider:	Public Utility
Volts:	220
Amps:	800
Phase:	III

Assessment

Land:	\$0
Building:	\$0

Site

Lot(s):	1
Area SF:	6 Acre(s)
Acreage:	6 Acre(s)
Parking:	30
Zoning:	IG-2
Frontage:	550 ft
Depth:	Varies
% Land Coverage:	Built-Out
% Land Coverage Permitted:	30
Condition of Site:	Level/Dry

Mechanicals

Heating:	Gas Hot Air
Air Conditioning:	Partial
Other Equipment:	Excellent Signage on State Highway

Transportation

Bus Service:	Yes
Distance:	1 Block

Total:	\$578,900
Mill Rate:	29.45
Taxes:	\$17,049
A/S Ratio:	70

Turnpike:	I-95
Exit:	55

Agent Info



Kristin Geenty

www.GeentyGroup.com

203.488.1005

Kris@GeentyGroup.com

203.488.1005 - 765 East Main Street
