



**67 NORTH BRANFORD ROAD (RT #139), BRANFORD \$1,425,000.00**

**A 17,151 SF COMMERCIAL CONDOMINIUM BUILDING**

**FOR SALE:** A 17,151 SF masonry and 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), 11 tenants 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.

**Present Use:** Multi-tenanted rental property – most tenants have been there long-term.

**Potential Use:** Continue as a fully rented investment or can be bought by a space user

**Directions:** I-95, Exit 55 – east on Route 1 for a block. Left on Route 139, building is on right in 600'

<b><u>BUILDING INFORMATION</u></b>	
Stories:	1
First Floor Area:	17,151 SF
Second Floor Area:	
Third Floor Area:	
Other Floor Areas:	
Office Area:	2,000 SF +/-
Total Floor Area:	17,151 SF
Ceiling Height:	14'
Ceiling Height:	
Ceiling Height:	
Ceiling Height:	
Overhead Doors:	10 Size: Varying
Truck Dock(s):	1 Size: 8' x 8'
Year Built:	1983
Condition:	Very Good
Construction Type:	Masonry & Steel
Roof:	Flat
Lin. Ft. Clear Span:	

<b><u>LAND</u></b>	
Lot(s):	Land in common
Area SF:	
Acres:	6
Parking:	30
Zoning:	IG-2
Restrictions/Easements:	Subject to title search
Frontage:	550'
Depth:	Varies
% Land Coverage:	Built Out
% Building Coverage Permitted:	30
Condition of site:	Level/Dry

<b><u>Utilities</u></b>		<b><u>Mechanical Equipment</u></b>		<b><u>Assessment</u></b>		<b><u>Transportation</u></b>	
Water:	City	Elevator Size:	N/A	Land:		Bus Service:	Yes
Gas:	Yes	Heating:	Gas hot air	Building:		Distance:	1 block
Volts:	220	Air Conditioning:	Some	Total:	\$578,900.00	Turnpike:	I-95
Amps:	800	Sprinkler:		Mills:	29.45	Exit:	55
Phase:	3	Other Equipment:	Excellent signage on state road	Taxes:	\$17,049.00		
Sewer:	Yes			A/S:	70%		

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