



200 KIMBERLY AVENUE

EAST HAVEN

**A 1,936 SF MIXED-USE/MULTI-FAMILY BUILDING
FULLY LEASED WITH SOLID EXISTING CASH FLOW**

\$297,100.00

FOR SALE

A nice 3 unit (with potential for an additional unit) multi-family/mixed-use property for sale within 1/4 mile of I-95, Exit 51. 7 off-street parking spaces. 4 Tenants in place. 1 3BR/1.5Ba apartment, 1 1BR/1Ba apartment and 2 small hair salons with powder rooms. Potential to add a basement apartment. Solid existing cash flow. Gas and Electric heat. Central air.



Present Use: Multi Use/Multi Family

Potential Use: Same

BUILDING INFORMATION

Stories:	2		
First Floor Area:	1,258SF	Ceiling Height:	9'
Second Floor Area:	678SF	Ceiling Height:	Varies
Third Floor Area:	SF	Ceiling Height:	
Other Floor Areas:	1,200SF	Ceiling Height:	8'
Office Area:	SF		
Total Floor Area:	1,936SF		
Overhead Doors:	N/A	Size:	--
Truck Dock(s):	N/A	Size:	--
Year Built:	1802, 1979 (Effectively)		
Condition:	Good		
Construction Type:	Wood Frame		
Roof:	Asphalt Shingle/Gabled		
Lin. Ft. Clear Span:			



LAND

Lot(s):	1	Frontage:	117'
Area SF:	7,841	Depth:	Varies
Acres:	.18	% Land Coverage:	
Parking:	7	% Building Coverage Permitted:	
Zoning:	R1	Condition of site:	Level/Dry



UTILITIES

Water:	Municipal	Volts:	110
Sewer:	Municipal	Amps:	200
Gas:	Yes	Phase:	1

POWER

MECHANICAL EQUIPMENT

Elevator Size:	NA
Heating:	Forced Air
Air Conditioning:	Central
Sprinkler:	None
Other Equipment:	

ASSESSMENT

Land:	\$71,610.00
Building:	\$51,590.00
Total:	\$123,200.00
Mills:	31.20
Taxes:	\$3,843.84

TRANSPORTATION

Bus Service:	Yes
Distance:	2 Blocks
Turnpike:	I-95
Exit:	51 or 52
Distance:	.3 miles



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The GEENTY GROUP, Realtors
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