



# 71 WEST MAIN STREET

**UNIT 1**

**BRANFORD**

**AN 857 SF RETAIL/OFFICE UNIT IN A HIGH VISIBILITY LOCATION**

**\$900.00/Month  
+Utilities CAM**

## FOR LEASE

857 SF of Retail/Office space in a 6,000 SF strip center on busy US-1 in Branford. Over 13,000 cars pass by this location each day. Well-maintained strip center with plenty of parking. Located at the foot of the Branford Hill at the East Haven Town Line with many other shops, restaurants, businesses & services close by. \$900.00/month + Utilities & CAM which equals \$50.00 per month.



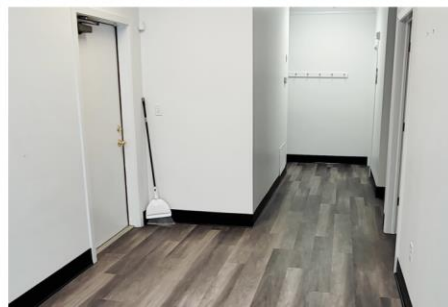
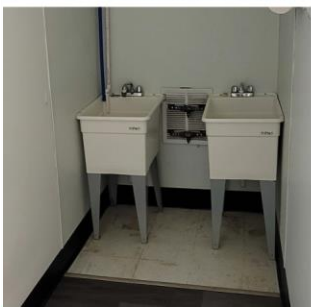
**Present Use: Former Nail Salon  
Potential Use: Any Retail/Office use**

### AVAILABILITY

SF Available:	857	Ceiling Height:	9'	OH Doors:	--
SF Available Office:	857	Ceiling Height:	9'	Truck Docks:	--
Minimum Subdivide:	SF				

### BUILDING INFORMATION

Stories:	1	Ceiling Height:	9'
First Floor Area:	6,000SF	Ceiling Height:	
Second Floor Area:	SF	Ceiling Height:	
Third Floor Area:	SF	Ceiling Height:	
Other Floor Areas:	SF	Ceiling Height:	
Office Area:	SF		
Total Floor Area:	6,000SF		
Overhead Doors:	--	Size:	
Truck Dock(s):	--	Size:	
Year Built:	2006		
Condition:	Excellent		
Construction Type:	Wood Frame/Brick		
Roof:	Asphalt Shingle/Gabled		
Lin. Ft. Clear Span:			



### LAND

Lot(s):	1	Frontage:	260'
Area SF:	44,616	Depth:	184'
Acres:	1.1	% Land Coverage:	12
Parking:	45	% Building Coverage Permitted:	25
Zoning:	BL	Condition of site:	Level/Dry

### UTILITIES

### POWER

### MECHANICAL EQUIPMENT

Water: Municipal	Volts: 220	Elevator Size:	NA
Sewer: Municipal	Amps: 100	Heating:	Gas Hot Air
Gas: PubCT	Phase: 1	Air Conditioning:	Fully
		Sprinkler:	No
		Other Equipment:	

### ASSESSMENT

Land:	
Building:	
Total:	
Mills:	29.89
Taxes:	(\$0.00)

### TRANSPORTATION

Bus Service:	Yes
Distance:	Street
Turnpike:	I-95
Exit:	51/52
Distance:	0.5 Miles



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