



COMMERCIAL

An Affiliate of Wareck D'Ostilio Real Estate

New Haven * Milford * Woodbridge * Branford

For Sale or Lease

4,825 SF RETAIL / RESTAURANT SPACE

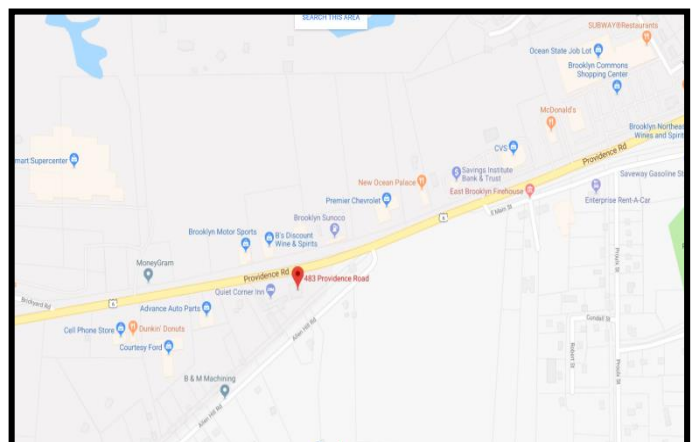
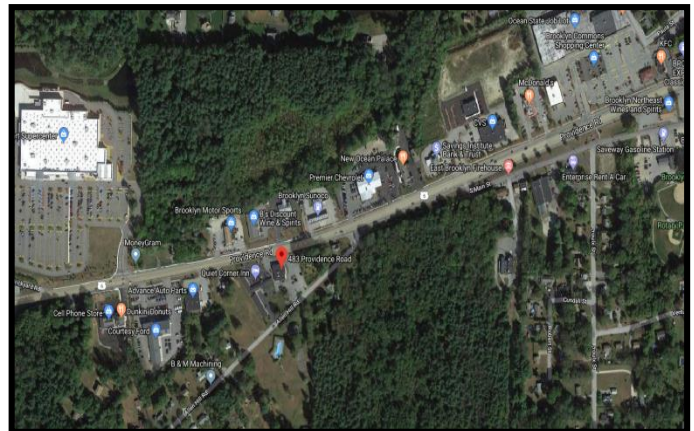
483 Providence Road, Brooklyn, CT 06234



FOR SALE OR LEASE
\$1.1 MM
or \$5,000 / mo. NNN

4,825 SF Retail / Restaurant
Excellent Frontage & Visibility
High Traffic Location (Route 6)

- 4,825 SF former Dunkin Donuts
- Drive thru
- Retail or Restaurant use
- Near Walmart, Dunkin Donuts & many other major retailers
- Excellent frontage
- Parking lot access
- Partial Basement



Real Living Wareck D'Ostilio

New Haven * Milford * Woodbridge * Branford



COMMERCIAL

An Affiliate of Wareck D'Ostilio Real Estate

New Haven * Milford * Woodbridge * Branford

Property Information

Total Building SF	4,825 SF
Available SF	4,825 SF
Year Built	1996
Ceiling Height	10' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	TBD
Loading Dock	N/A
Overhead Door	N/A
Construction	Concrete
HVAC	Forced Air/Central AC
Electric Service	Yes
Gas	Yes
Column Spacing	N/A
# of Floors	1 plus basement
Parking	Asphalt
Bathrooms	HC
Land Area	1.10 Acres
Frontage	74'+/-
Zoning	PC
Assessment	\$857,200
Environmental	TBD
Mill Rate	28.92
Taxes	\$24,790.00

483 Providence Road, Brooklyn CT

Comments:

4,825 SF former Dunkin Donuts with Drive Thru available for Sale at \$1,100,000 or Lease at \$5,000/mo, NNN. Excellent visibility on Route 6 with parking lot access. McDonald's, Dunkin Donuts, & Walmart Supercenter nearby. Partial Basement. Directions: Providence Road (Route 6).

Ken Ginsberg
Broker
(203) 376-6266
ken@kngrealty.com

174 Cherry Street
Milford CT 06460
(203) 701-4848



This document has been prepared by RLWD Commercial for advertising and general information only. RLWD Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. RLWD Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of RLWD Commercial and/or its licensor(s). ©2018. All rights reserved.

Real Living Wareck D'Ostilio

New Haven * Milford * Woodbridge * Branford