



HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

1,200 +/- SF RETAIL/OFFICE SPACE AVAILABLE FOR LEASE

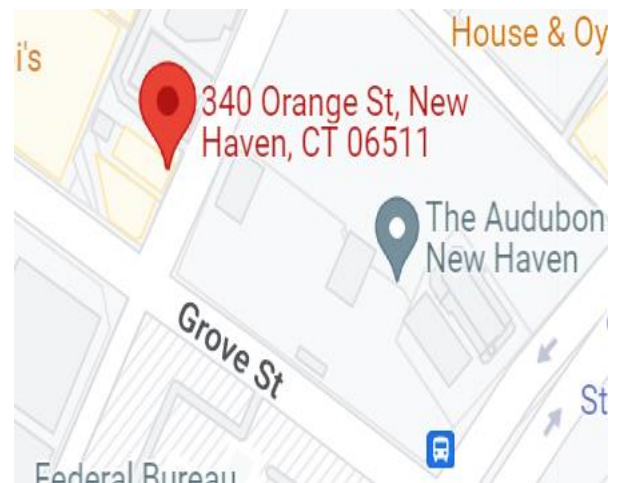
340 Orange St, New Haven, CT 06511



**1,200 +/- SF
FOR LEASE**

**1st Floor – Right Side
\$3,000/mo NNN**

- Prime Visibility at the traffic light on Orange St at Elm
- Open Floor Plan
- Former Egidio's Hair Salon
- Located near Highrise Apartments and Offices in Orange St Historic District
- Plenty of Natural Light & Window Signage
- Parking next door



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Property Information

Total Building SF	11,118 SF
Available SF	1,200 +/- SF
Year Built	1900
Ceiling Height	TBD
City Water/Well	City Water
City Sewer/Septic	City Sewer
Loading Dock	0
Overhead Door	0
Construction	Frame
HVAC	Heat/AC split
Electric	TBD
Column Spacing	N/A
# of Floors	3.25
Roof	Asphalt
Parking	Paved Parking Lot
Zoning	BD
Environmental	NA
Assessment	\$684,320
Taxes	\$28,666
Taxes / SF	\$3.65

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Comments:
1,200 +/- SF Retail or Storefront Office space on the first floor, right side. Located in busy downtown New Haven at the traffic light. This space is near several large apartment and office buildings and is perfect for walk-in traffic. Formerly a hair salon, this property is convenient to many Retail and Office businesses. Potential Convenience Store, Hair Salon, Office, etc. Abundant natural light.

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



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

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