

# RETAIL FOR SALE

**14 RENTAL UNITS IN 3 BUILDINGS  
FULLY OCCUPIED**

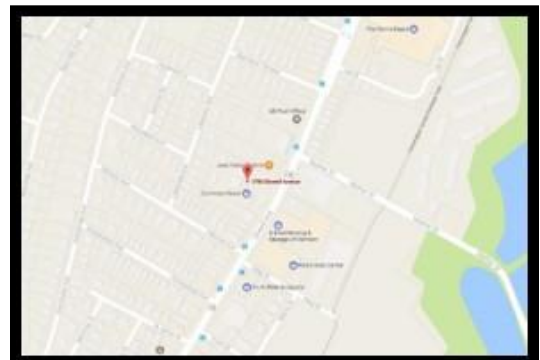
1700 Dixwell #B, C, D, Hamden, CT 06514



**FOR SALE: \$1,999,900**

**3 COMMERCIAL CONDOS  
10,987 SF  
14 RENTAL UNITS  
10 TENANTS**

- **FULLY LEASED**
- **Upstairs residential not included**
- **NOI - \$191,395**
- **Association managed Common Areas**
- **9.5% Cap Rate**
- **31,300 CPD**
- **Across from Advance Auto & U-Haul**
- **New Pylon Sign & Plenty of Parking**



## Property Information

Total Building SF	B - 3,920 SF, C-3,141SF, D 3,926 total 10,987 SF
Available SF	Fully leased
Year Built	1988
Ceiling Height	TBD
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	TBD
Loading Dock	N/A
Overhead Door	N/A
Construction	Frame
HVAC	Forced Air/Central AC
Electric Service	200 AMP
Gas	Yes
Column Spacing	N/A
# of Floors	1
Parking	Attached Lot
Bathrooms	1 per unit existing or plumbed
Frontage	85' +/-
Zoning	T4
Assessment	B-\$195,440 , C-\$164,990, D- \$168,000
Environmental	Condo -
Mill Rate	48.86
Taxes	B- \$14,636.56 C-\$12,355.44 D- \$14,652.12
Condo Fees	B- \$1,129.30, C-832.65, D- \$1,040.59

### 1700 Dixwell Ave #B, C & D, Hamden, CT

Comments: Retail Center for sale consisting of a three building commercial condo where each building is a condo. Two Buildings have 5 rental units and one has 4 rental units . Fully leased. Great investment opportunity w professional condominium management. Being offered at a 9.5% cap rate. Offered by the Owner.

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**1700 DIXWELL AVE, HAMDEN, CT  
BUILDINGS B, C & D**

BUILDING B									
UNIT	SF	PERCENTAGE	RATE/SF	RENT/YR	RENT/MO	TENANT	EXP		
1		800	18.37%	\$ 24.75	\$ 19,800.00	\$ 1,650.00	zeek	12.31.26	GROSS + UTIL
2		800	18.37%	\$ 22.50	\$ 18,000.00	\$ 1,500.00	Driffin	12.31.26	GROSS + UTIL
3		800	18.37%	\$ 22.50	\$ 36,000.00	\$ 3,000.00	Brian - Print shop	12.31.28	GROSS + UTIL
4		800	18.37%	\$ -			Brian - Print shop	12.31.28	GROSS + UTIL
5		1154	26.50%	\$ 21.84	\$ 25,200.00	\$ 2,100.00	Hair	12.31.26	GROSS + UTIL
<b>TOTALAVG</b>		<b>4354</b>	<b>100.00%</b>	<b>\$ 22.74</b>	<b>\$ 99,000.00</b>	<b>\$ 8,250.00</b>			
EXPENSES									
Common Charge		4354		\$ 3.11	\$ 13,551.60	\$ 1,129.30			
Taxes		4354		\$ 3.17	\$ 13,802.22	\$ 1,150.19			
<b>TOTAL/AVG</b>				<b>\$ 6.28</b>	<b>\$ 27,353.82</b>	<b>\$ 2,279.49</b>			
<b>NOI</b>					<b>\$ 71,646.18</b>	<b>\$ 5,970.52</b>			

BUILDING C									
UNIT	SF	PERCENTAGE	RENT RATE	RENT/YR	RENT/MO	TENANT	EXP		
1		820	24.40%	\$ 24.88	\$ 20,400.00	\$ 1,700.00	Ying - Massage	12.31.26	GROSS + UTIL
2		820	24.40%	\$ 11.71	\$ 19,200.00	\$ 1,600.00	Grow City	2.28.27	GROSS + UTIL
3		820			\$ 21,600.00	\$ 1,800.00	Hakiwa	2.28.28	GROSS + UTIL
4		900			\$ 20,400.00	\$ 1,800.00	Nail	08.30.28	GROSS + UTIL
<b>TOTAL/AVG</b>		<b>3360</b>	<b>48.81%</b>	<b>\$ 24.29</b>	<b>\$ 81,600.00</b>	<b>\$ 6,800.00</b>			
EXPENSES									
Common Charge		3360		\$ 2.97	\$ 9,991.80	\$ 832.65			
Taxes		3360		\$ 3.47	\$ 11,651.12	\$ 970.93			
<b>TOTAL/AVG</b>				<b>\$ 6.44</b>	<b>\$ 21,642.92</b>	<b>\$ 1,803.58</b>			
<b>NOI</b>					<b>\$ 59,957.08</b>	<b>\$ 4,996.42</b>			

BUILDING D									
UNIT	SF	PERCENTAGE	RENT RATE	RENT/YR	RENT/MO	TENANT	EXP		
1		800	20%	\$ 21.41	\$ 17,127.60	\$ 1,427.30	Tyshell	3.30.25	GROSS + UTIL
2		800	20%	\$ 18.75	\$ 30,000.00	\$ 2,500.00	Chris - Insurance	4.30.26	GROSS + UTIL
3		800	20%				Chris - Insurance	4.30.26	GROSS + UTIL
4		800	20%	\$ 22.25	\$ 17,796.00	\$ 1,483.00	McCown	3.30.25	NNN
5		800	20%	\$ 23.47	\$ 18,772.08	\$ 1,564.34	Lashondra	2.28.25	NNN
<b>TOTAL/AVG</b>		<b>4000</b>	<b>100%</b>	<b>\$ 20.92</b>	<b>\$ 83,695.68</b>	<b>\$ 6,974.64</b>			
EXPENSES									
Common Charge		4000		\$ 3.12	\$ 12,487.08	\$ 1,040.59			
Taxes		4000		\$ 3.45	\$ 13,816.90	\$ 1,151.41			
<b>TOTAL/AVG</b>				<b>\$ 6.58</b>	<b>\$ 26,303.98</b>	<b>\$ 2,192.00</b>			
<b>NOI</b>					<b>\$ 57,391.70</b>	<b>\$ 4,782.64</b>			

NOI SUMMARY					UNIT SF SUMMARY		
					UNIT	SF (assessor card)	%
B			\$ 71,646.18	\$ 5,970.52	B	3,920	35.68%
C			\$ 59,957.08	\$ 4,996.42	C	3,141	28.59%
D			\$ 57,391.70	\$ 4,782.64	D	3,926	35.73%
<b>TOTAL</b>			<b>\$ 188,994.96</b>	<b>\$ 15,749.58</b>	<b>TOTAL</b>	<b>10,987</b>	<b>100.00%</b>