



HOULIHAN LAWRENCE New Haven \* Milford \* Woodbridge \* Branford \* Old Saybrook  
WARECK D'OSTILIO

## COMMERCIAL CONDO Former School location AVAILABLE FOR LEASE

**302 Eastern Street, New Haven, CT 06513**



**FOR LEASE**  
**9,000 SF Unit**  
**\$14 / SF plus Utilities**

**Former School Facility**  
**located in a Residential Complex**  
**Owner to Renovate exterior**

- **Multiple uses possible – Therapeutic services, All Professional services, Yoga Studio, Day Care**
- **Located near large Bella Vista Senior Living community with over 1400 residents**
- **Can be subdivided**
- **Located on the corner of Eastern Street and Hemingway**



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## Property Information

Total Building SF	9,000
Available SF	9,000 SF
Year Built	1990
Ceiling Height	N/A
City Water / Well	City Water
City Sewer / Septic	City Sewer
Sprinkler	No
Loading Dock	No
Overhead Door	0
Construction	N/A
HVAC	Gas/Oil Heat/Central Air
Electric Service	TBD
Gas	Yes
Column Spacing	N/A
# of Floors	1
Land Area	N/A
Parking	Paved lot
Bathrooms	2
Frontage	N/A
Zoning	RM1
Assessment	\$159,530
Environmental	TBD
Mill Rate	43.88
Taxes	\$7,000
Taxes / SF	\$0.78

**302 Eastern St, New Haven 06513**

**Comments:**

9,000 SF Commercial Condo building located directly across the street from Bella Vista Senior Living community with over 1400 residents. Excellent location for Physical Therapists, all Medical Professionals, Day Care, Senior Activities. Possibly subdivided to 3,000 SF. Owner will renovate exterior. Provide vanilla box interior



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