HOULIHAN LAWRENCE
WARECK D'OSTILIO

10,963 SF Multi Tenanted Automotive Property
FOR SALE

598-606 Main St, East Haven, CT 06512

For Sale: $2,000,000

- 4 Tenant Auto Based Property
- Strong Income – Upside Potential
- Auto Dealership
- Car Detailing
- Laundromat
- Investment or Possible Owner Occupied

- 10,963 SF Building on 0.67 acres
- Across from Rite Aid
- Upside Potential
- Occupied by 4 Tenants
- Close to I-95 exit 50
- Possible Car Wash

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Property Information

Total Building SF	10,963
Available SF	10,963
Year Built	1950
Ceiling Height	TBD
City Water / Well	City Water
City Sewer / Septic	City Sewer
Sprinkler	No
Loading Dock	0
Overhead Door	4
Construction	Masonry/Concrete Block
HVAC	Susp. Space & Central A/C
Electric Service	200/400 amp
Gas	Yes
Column Spacing	TBD
# of Floors	1
Roof	2 yr/7 yr
Parking	Asphalt
Bathrooms	
Frontage	260 +/- SF
Zoning	CC
Acreage	0.67
Mill Rate	34.65
Assessment	$500,110
Taxes	$17,129
Taxes / SF	$1.56

598-606 Main St, East Haven, CT 06512

Comments:
This 10,963 SF Retail building on .67 Acres is available for Sale as an Investment or collect rent from tenants and operate your own business. Laundromat on longer term lease. Auto Dealershsip and Car Detailing High visibility across from Rite Aid on Main St easily accessible and very close to Exit 50 off I-95. Currently occupied by 4 tenants. Possible Car Wash.

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