

# Retail & Industrial Investment

## 29,163 SF in Haddam, Connecticut



### FOR SALE

95 Bridge Road  
Haddam, CT 06438

Reduced Sale Price  
**\$1,500,000**

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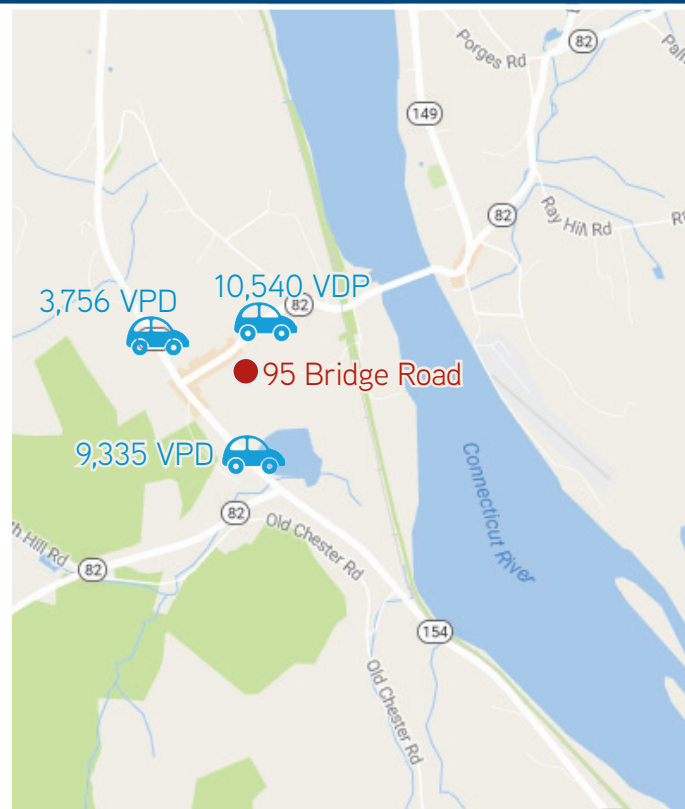


### Key Features/Highlights

- › 29,163 SF retail and industrial investment opportunity
- › Current tenants include a liquor store, food store and industrial user
- › 5.13 acre site
- › Building expandable by another 17,647 SF
- › Net Operating Income is approximately \$140,000
- › 9% Cap Rate

## FOR SALE > 29,163 SF INVESTMENT

Address:	95 Bridge Road, Haddam, CT 06438		
SF Available:	29,163 SF		
Year Built:	1989 & 1995		
Site Area:	5.13 acres site; Expandable by another 17,647 SF		
Separate Meters:	Yes; Five (5) Electric meters		
Parking:	Ample		
Roof:	Pitched Roof		
Construction:	Block, steel & steel construction		
Location:	From Hartford, take I-91S to Exit 22S for CT-9S. Take Exit 7 for CT-82E. Turn left onto CT-82E. Turn right following CT-82E. The property is on the right.		
Assessed Value (2016):	Land	\$228,540	
	Improvements	\$1,102,430	
	Total	\$1,330,970	
Property Taxes (2016):	\$42,770 (\$1.92/SF)		
Net Operating Income:	\$140,000 (Approximately)		
Reduced Sale Price:	\$1,500,000		



### Demographics

	Pop.	HH	Avg HH \$
2 Miles	1,741	685	\$107,695
3 Miles	4,155	1,667	\$105,374
5 Miles	14,500	5,879	\$102,543

#### Traffic Counts

Bridge Rd & Saybrook Rd	10,540 VPD
Saybrook Rd & Old Chester Rd	9,335 VPD
Saybrook Rd & Bridge Rd	3,756 VPD

### Contact Us

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