

Retail & Industrial Investment

29,163 SF in Haddam, Connecticut



FOR SALE

95 Bridge Road
Haddam, CT 06438

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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
- › Gross Operating Income: \$172,872



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 | | |
| Septic 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) | | |
| Gross Operating Income: | \$172,872 Below Market Rents | | |
| Sale Price: | \$1,935,000 | | |



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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