

FOR SALE

95 Bridge Road Haddam, CT 06438



STEPHANIE PIOUS

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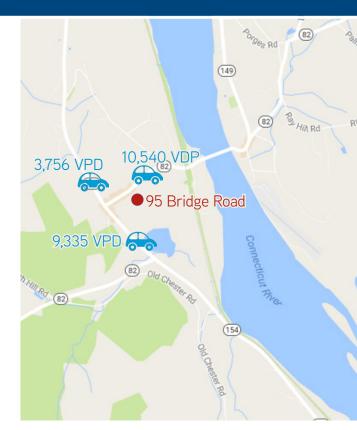
Key Features/Highlights

- > 29,163 SF retail and industrial investment opportunity
- > Current tenants inclue 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 Improvements Total	\$228,540 \$1,102,430 \$1,330,970	
Property Taxes (2016):	\$42,770 (\$1.92/SF)		
Gross Operating Income: \$172,872 Below Market Rents			
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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
J MINES	14,500	3,019	Φ102,343

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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