



KNG
REALTY

(959) CALL-KNG

KENNETH GINSBERG 203-376-6266 | KEN@KNGREALTY.COM

RETAIL FOR LEASE

**AMPLE
PARKING**



1700 DIXWELL AVENUE UNIT B2
HAMDEN CT

1,000 +/- SF of Retail Space

RETAIL | BEAUTY | OFFICE

HIGHLIGHTS

- LOTS OF NATURAL LIGHT
- GOOD SIZE FRONT SPACE WITH 2 SEPARATE OFFICE/MISC SPACES
- BATHROOM IN UNIT PLUS ADDITION HAND WASHING SINKS
- WASHER/DRYER HOOKUP
- AMPLE PARKING
- LOCATED ON BUSY DIXWELL AVENUE

EASY ACCESS TO THE MERRIT
EXIT #50



PRICE

\$2000/mo + util

PROPERTY FACTS

1700 DIXWELL AVENUE

Total Building SF	3,920 SF
Available SF	1,100 SF +/-
Year Built	1988
Ceiling Height	12' +/-
Parking	Attached Lot
Stories	1
Loading Dock	0
Overhead Door	0
Construction	Brick/ Vinyl Siding
Roof	Asphalt
Zoning	T4
Heat	Forced Air
Frontage	85' +/-
Assessment	\$168,000
Taxes	\$14,602
Mill Rate	48.86
Taxes / SF	\$3.73

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