

FOR SALE: MULTI-TENANTED MEDICAL OFFICE BUILDING GREAT DOWNTOWN LOCATION | YALE COMMUNITY

240 Bradley Street, New Haven, CT 06510

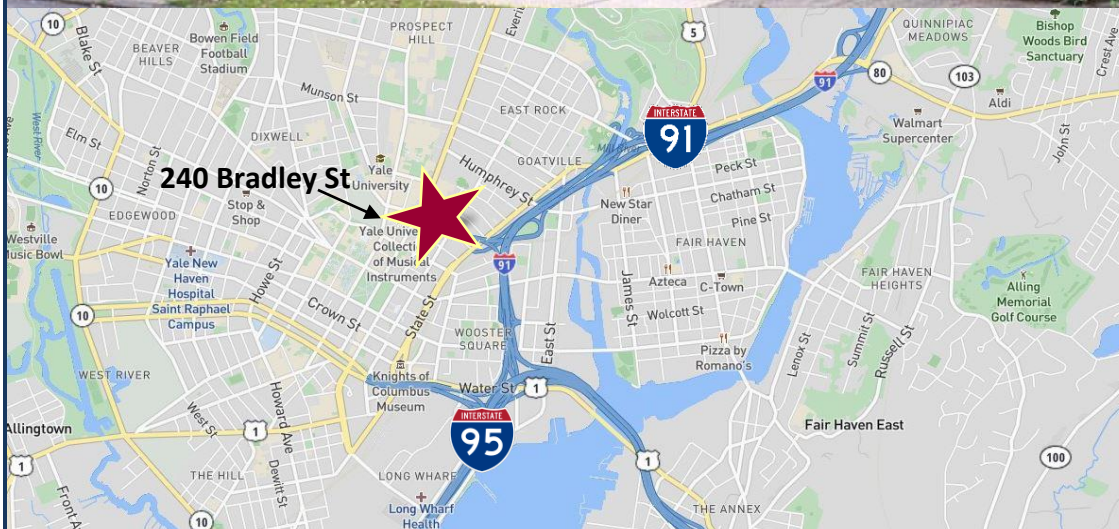
SALE PRICE: \$995,000

O, R & L
Celebrating over
30 YEARS 1990-2021 COMMERCIAL

Ranked in Top 50
Commercial Firms in U.S.



Virtual Tour



Property Highlights

- 4,455± SF Medical Office Building for Sale
- Multi-tenanted by professional office tenants
- 95%+/- Occupied
- Yale Community section of New Haven
- Walking distance to downtown & E. Rock parks
- Many area amenities

For more information contact:

J. Richard Lee | 203-643-1006 | rlee@orlcommercial.com

Will Braun | 203-804-6001 (Cell), 203-643-1008 (Office) | wbraun@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLDG AREA 4,455± SF
AVAILABLE AREA Small office
OCCUPANCY LEVEL 95% +/-
NUMBER OF FLOORS 2.5
FINISHED ATTIC Yes (not incl' in SF)
FINISHED BASEMENT 1,889± SF (not incl' in SF)
CONSTRUCTION Masonry
ROOF TYPE Asphalt Shingles
YEAR BUILT 1905

SITE INFORMATION

SITE AREA 0.12± Acre
ZONING RS-2
PARKING TBD
VISIBILITY Excellent
FRONTAGE 52' - Bradley St
HWY ACCESS I-95
TRAFFIC COUNT 18,195 - Whitney Ave

UTILITIES

SEWER Public Connected
WATER Public Connected

TAXES

ASSESSMENT \$383,950
MILL RATE 43.88
TAXES \$16,847.73

MECHANICAL EQUIPMENT

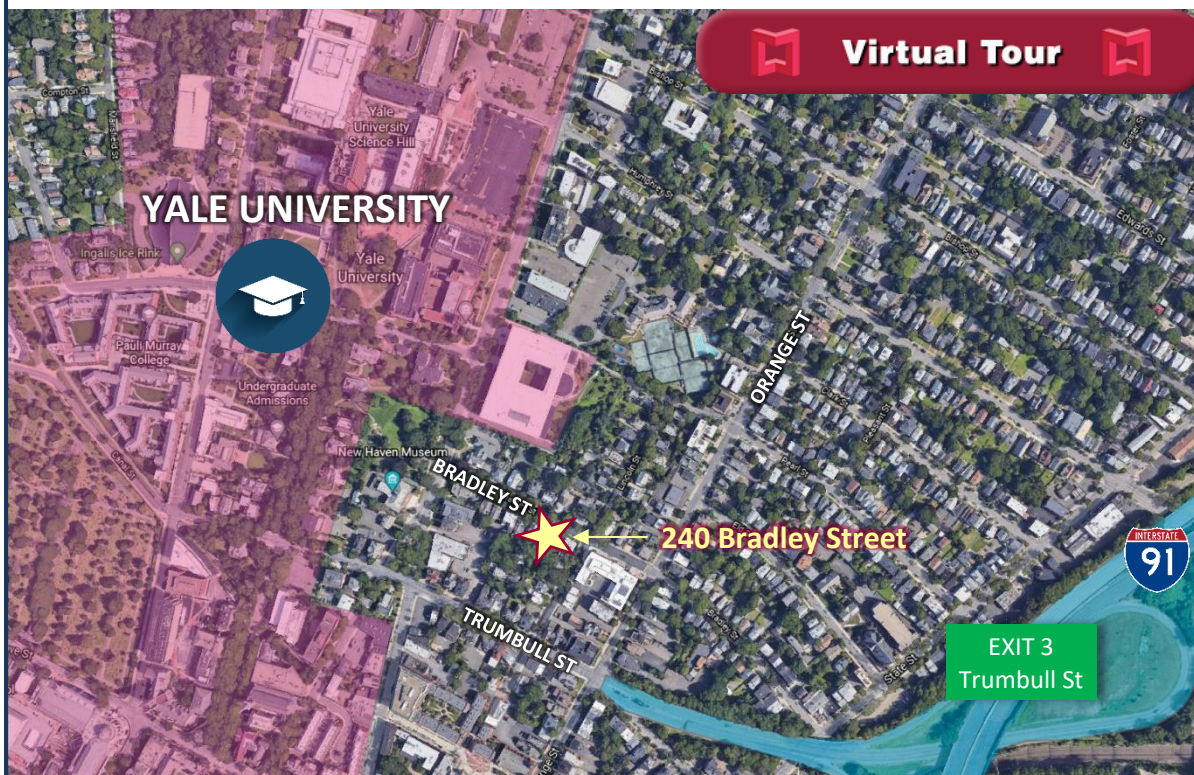
AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Air

COMMENTS 4,455± SF Multi-tenanted Professional Medical Office building located on a highly regarded street in the Yale Community section of New Haven, CT. The building is 95%+/- occupied with professional office tenants. The property is located on 0.12± acre parcel with 52 feet of frontage on Bradley Street and is walking distance to downtown New Haven as well as East Rock parks. The brick building is in good condition with decorative wood trim & crown moldings throughout plus modern enhancements of central air and recessed lighting.

DIRECTIONS I-91 to Exit 3 to Trumbull Street to Lincoln Street to Bradley Street

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- 4,455± SF Medical Office Building for Sale
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- 95%+/- Occupied
- Yale Community section of New Haven
- Walking distance to downtown & E. Rock parks
- Many area amenities
 - Shopping
 - Banking
 - Dining



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