



KNG
REALTY

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FOR SALE

**0.35 ACRE
SITE**



**STANDALONE COMMERCIAL PROPERTY WITH YARD AND
GARAGE SPACE**

**275 FRONT AVENUE
WEST HAVEN CT**

2,104 SF COMMERCIAL BUILDING

FORMER AUTO SERVICE FACILITY | 88- FEET OF FRONTAGE

HIGHLIGHTS

- FREESTANDING 2,100± SF COMMERCIAL BUILDING.
- LARGE BAY - CONTAINS TWO 10X10 OVERHEAD DOORS
- 11 FOOT CLEAR TO CEILING, 10 FEET TO THE UNDER-SIDE OF THE JOIST
- SINGLE GARAGE 10 ½ FEET CEILING HEIGHT WITH A SINGLE 8FT WIDE BY 10.5FT HIGH DOOR
- 3 OVERHEAD DOORS
- EXTRA LOT FOR ADDITIONAL PARKING
- EXCELLENT SPACE FOR AUTOMOTIVE, CONTRACTOR, LIGHT INDUSTRIAL, SERVICE, FLEET, STORAGE, AND TRADE-RELATED BUSINESSES.



**ASKING PRICE
\$500,000**

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

PROPERTY FACTS

275 FRONT AVE

Total Building SF	2,100 SF
Lot Size	0.21 AC
Year Built	1945
Ceiling Height	11'
Parking	Paved Lot
Stories	1
Overhead Doors	3
Building Use	Service Shop
Construction	Masonry
Roof	Flat/Rubber
Zoning	IPD
Heat	OIL
Assessment	\$192,220
Mill Rate	25.58
Taxes / SF	\$2.34

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275 FRONT AVENUE PRESENTS A RARE OPPORTUNITY TO ACQUIRE A FREESTANDING 2,100± SF COMMERCIAL BUILDING SITUATED ON A 0.35± ACRE PARCEL IN WEST HAVEN'S ESTABLISHED BUSINESS DISTRICT. FEATURING 88 FEET OF FRONTAGE, AMPLE ON-SITE PARKING, AND A FUNCTIONAL SERVICE-ORIENTED LAYOUT, THE PROPERTY IS WELL-SUITED FOR AUTOMOTIVE, CONTRACTOR, FLEET, WAREHOUSE, AND TRADE-RELATED USERS. ITS STRATEGIC LOCATION PROVIDES CONVENIENT ACCESS TO I-95, DOWNTOWN NEW HAVEN, AND THE SURROUNDING SHORELINE MARKET, MAKING IT AN ATTRACTIVE OPTION FOR BUSINESSES SEEKING VISIBILITY, ACCESSIBILITY, AND OPERATIONAL FLEXIBILITY

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