

SALE/LEASE

109 HAMILTON AVENUE
109 Hamilton Avenue Stamford, CT 06902



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 109 Hamilton Avenue, Stamford, CT, a 2,200 SF industrial property ideally suited for service industries and warehouse use. With its versatile features, including a single unit and ML zoning, this property offers a solid foundation for industrial enterprises seeking a strategic foothold in the thriving Stamford area. Its expansive space and strategic location make it an ideal choice for users looking to establish or expand their industrial operations. Don't miss out on this exceptional chance to secure a valuable asset in the dynamic commercial real estate market.

OFFERING SUMMARY

Sale Price:	\$599,000
Lease Rate:	\$22 SF/yr (MG)
Number of Units:	1
Available SF:	2,200 SF

PROPERTY HIGHLIGHTS

- 2,200 SF industrial building, full mezzanine
- Ideal for service industries, ie: Pool companies, painters, roofers, landscapers, etc.
- ML zoning
- Strategic Stamford location less than 1 mile from I95
- 10 ft clear
- New Daikin ductless A/C with 3 heads
- 220 Volt power
- 2 dedicated parking spaces
- Bathroom with shower

Sean McDonnell
(203) 581-6600



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALE/LEASE

109 HAMILTON AVENUE
109 Hamilton Avenue Stamford, CT 06902



Sean McDonnell
(203) 581-6600



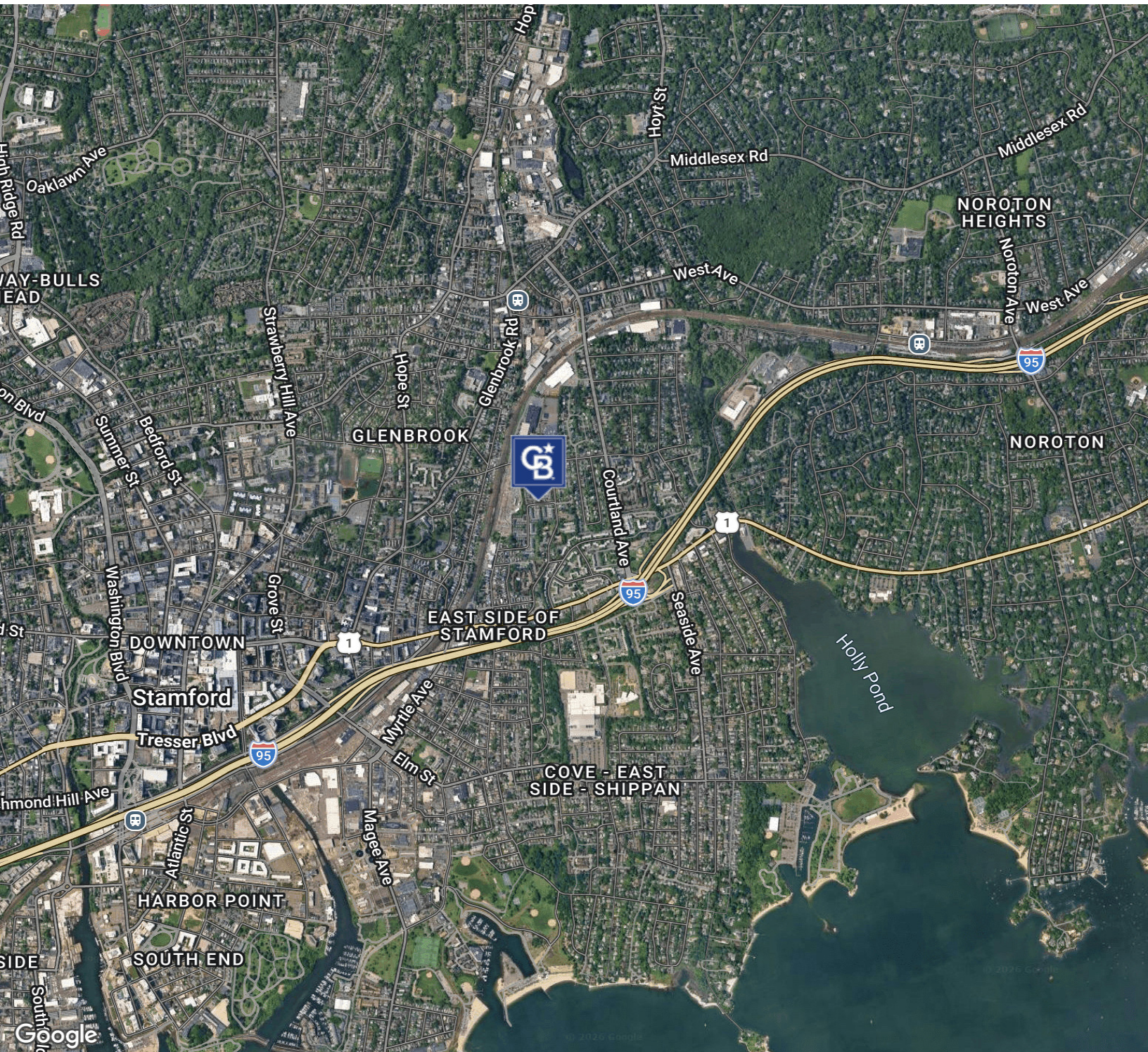
COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALE/LEASE

109 HAMILTON AVENUE

109 Hamilton Avenue Stamford, CT 06902



Sean McDonnell
(203) 581-6600



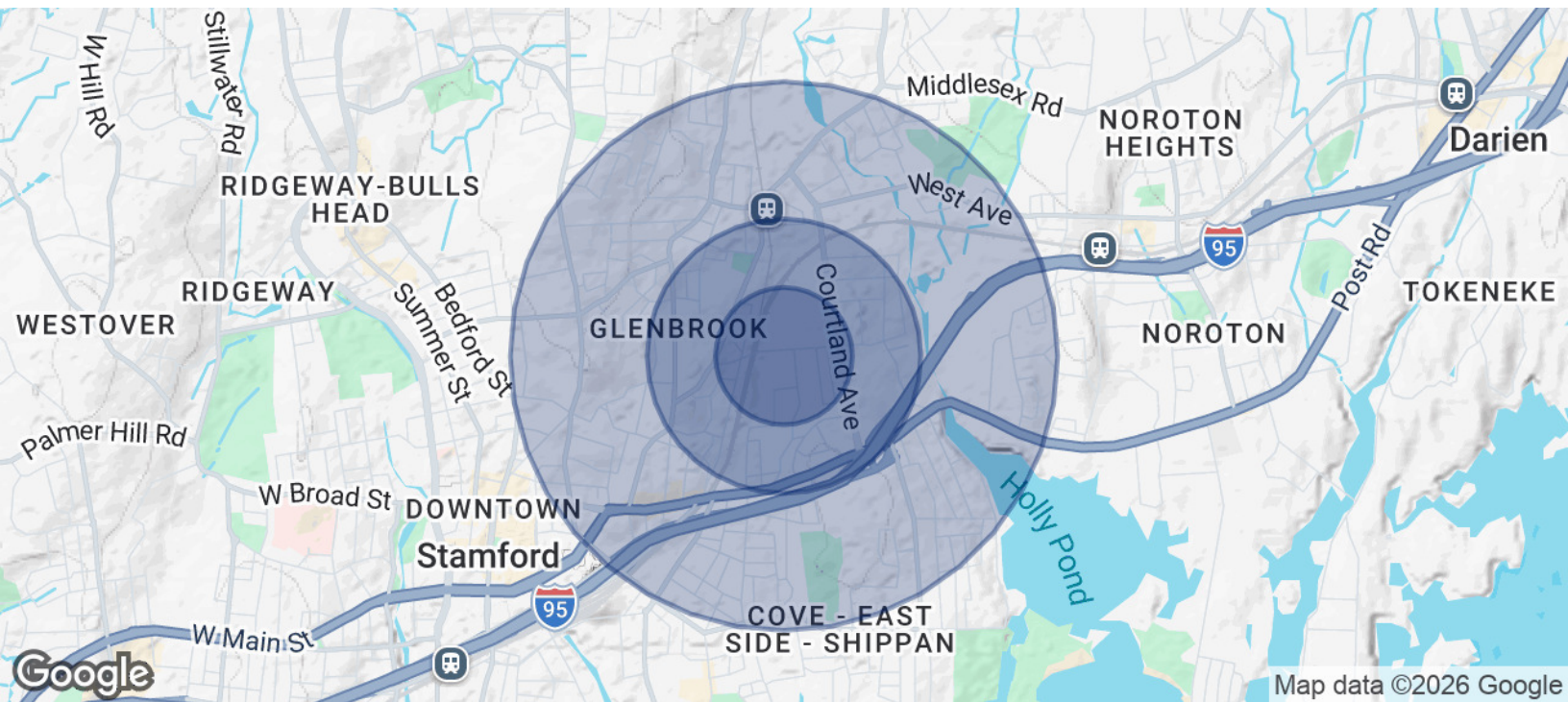
COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALE/LEASE

109 HAMILTON AVENUE

109 Hamilton Avenue Stamford, CT 06902



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	1,962	8,000	34,732
Average Age	39.3	39.3	36.8
Average Age (Male)	35.9	35.1	34.4
Average Age (Female)	42.9	43.9	40.6

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	716	2,999	14,289
# of Persons per HH	2.7	2.7	2.4
Average HH Income	\$114,915	\$121,385	\$119,795
Average House Value	\$446,371	\$444,147	\$512,563

2023 American Community Survey (ACS)

Sean McDonnell
(203) 581-6600



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.