

INVESTMENT & REDEVELOPMENT OPPORTUNITY - FOR SALE

**AMPLE
PARKING**



630 WASHINGTON AVE
NORTH HAVEN CT

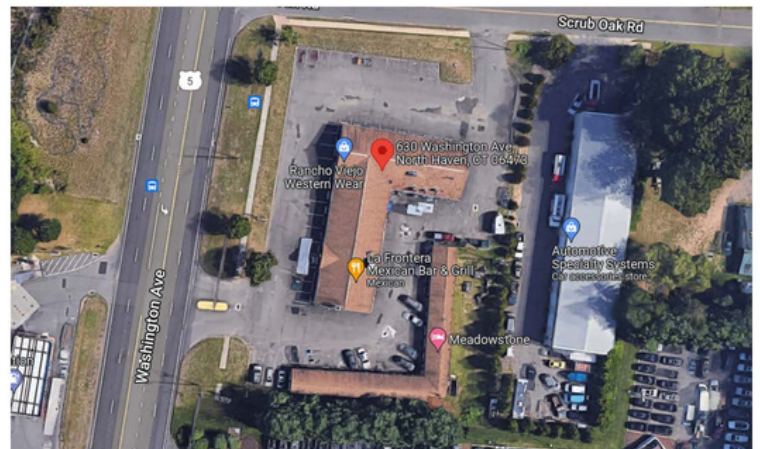
TWO BUILDINGS ON 1.38 ACRES FOR SALE

6,192 SF RETAIL SPACE | 3,360 SF 20 ROOM MOTEL

HIGHLIGHTS

- 6,192 + SF RETAIL SPACE
- 20 ROOM MOTEL - 3,360 SF
- TRAFFIC COUNT: 14,700 CPD
- 1.38 ACRES OF LEVEL LAND ON NORTH HAVEN'S AUTOMOBILE ROW
- BROAD ZONING PERMITS A VARIETY OF USES.
- EXISTING MOTEL AND RETAIL BUILDINGS OFFER CURRENT INCOME WHILE PRESENTING FUTURE DEVELOPMENT OPPORTUNITIES

EASY ACCESS TO I-91
EXITS 12 & 13



630 WASHINGTON AVE NORTH HAVEN, CT


KNG
REALTY
(959) CALL-KNG



**RARE OPPORTUNITY TO ACQUIRE A 1.38-
ACRE COMMERCIAL PROPERTY
STRATEGICALLY LOCATED ON
WASHINGTON AVENUE IN NORTH HAVEN.**

**FEATURING A 9,552 SF RETAIL AND
MOTEL COMPLEX WITH EXISTING
INCOME, BROAD COMMERCIAL ZONING,
STRONG TRAFFIC COUNTS, AND
IMMEDIATE ACCESS TO I-91, THE
PROPERTY OFFERS EXCEPTIONAL VALUE
FOR INVESTORS, DEVELOPERS,
HOSPITALITY OPERATORS, AND
AUTOMOTIVE USERS SEEKING A
PREMIER REDEVELOPMENT OR
REPOSITIONING OPPORTUNITY..**

ASKING PRICE

\$1,999,000

**KEN GINSBERG | KEN@KNGREALTY.COM | (203) 376-6366
KNG REALTY | 377 MAIN STREET, WEST HAVEN, CT | KNGREALTY.COM**