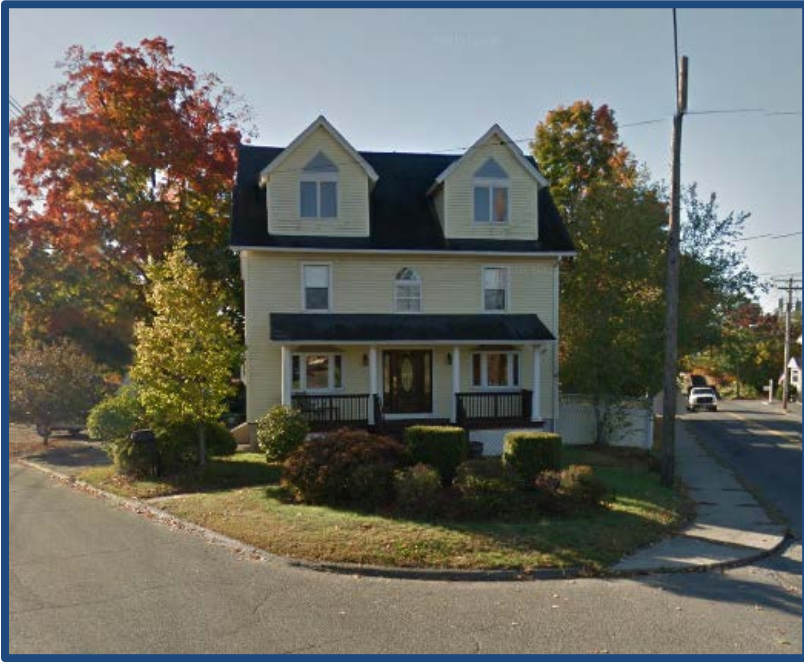


86 Gulf Street, Milford Connecticut



2,389± Usable Square Feet on .21 Acres Mixed Use Building

1st floor: 930± Sq. Ft.

2nd floor: 768± sq. Ft.

3rd floor: 697± Sq. Ft.

Basement: 768± Sq. Ft.

Single tenant on month to month - Call for details

For Sale: \$479,000 - Taxes: \$6,130.54

Adjacent mixed use property also for sale, 20 Wampus Lane.

- Ideal for users to own their own dwelling, while also achieving rental income from the existing residential component of the property.
- Many professional uses including daycare. Sizable yard. Abundant Parking. Vinyl siding, central forced air, gas heat, city water & sewer.
- Close proximity to Downtown.



For additional information please contact Scott Zakos
203-226-7101 ext. 4 ~ scott@vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



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