CONNECTICUT MIXED-USE

FOR SALE **ASKING** \$4,750,000

9.1% CAP \$100 /SF



519 - 567 Campbell Avenue West Haven, CT 06516

RETAIL, OFFICE & RESIDENTIAL WITH PARKING LOT

FUTURE REDEVELOPMENT POTENTIAL IN A DOWNTOWN OPPORTUNITY ZONE

630' OF WRAP-AROUND FRONTAGE ON THREE STREETS

POTENTIAL DOUBLE DIGIT CASH
ON CASH RETURNS

A FULL BLOCK-FRONT WITH RETAIL, OFFICES, APARTMENTS AND PARKING IN DOWNTOWN WEST HAVEN, CONNECTICUT

Own this prime downtown location in West Haven, close to Yale University and major transportation routes with the potential for double-digit (cash/cash) returns.

Presenting the opportunity to acquire a downtown mixed-use assemblage consisting of retail, office, and residential units situated along 630 feet of wrap-around frontage, across the street from City Hall in downtown West Haven, CT.

519-533 Campbell is a three- and partial one-story building with six ground-level stores and offices on

the upper levels.

535-567 Campbell is a one- and partial two-story building with eleven stores and four apartments. The stores all have basements, and tenants provide for most utilities.

Tenants enjoy onsite parking, easy street parking, and a busy downtown location with a surrounding customer base of local businesses and residential communities.

Additionally, the entrance ramp to Interstate 95 South is located a three-minute drive from the subject property.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



Listing Agent: Jack Lala • 914.363.7903 jlala@rmfriedland.com Listing Team: Marco Lala David Raciti Michelle Lala



519 - 567 Campbell Avenue









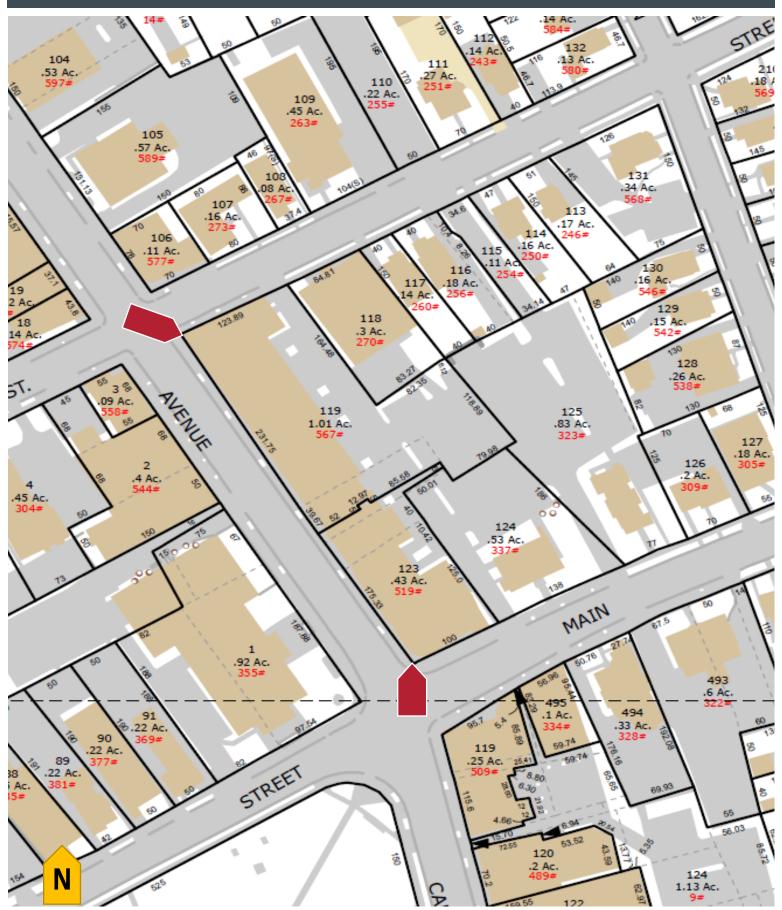








519 - 567 Campbell Avenue



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JACK LALA



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