

**CONNECTICUT  
MIXED-USE**

**FOR  
SALE**

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

**9.1%  
CAP**

**\$100  
/SF**



**IN CONTRACT**

**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**



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MARCO LALA



JACK LALA



DAVE RACITI



MICHELLE LALA

**We Sell Buildings & Land  
25+ Year Track Record  
\$1.7B+ In Total Sales  
New York & New Jersey**

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