

SALE

560 WOODWARD AVENUE

560 Woodward Avenue New Haven, CT 06512



PROPERTY DESCRIPTION

Exceptional opportunity to acquire or lease a 14,052 SF banquet facility with an attached private club, currently operating as an established catering hall. Situated on 2.35 acres with ample on-site parking for approximately 200 vehicles, this property offers outstanding flexibility for continued hospitality use or redevelopment. Featuring 12-foot ceilings and a well-configured layout, the property is ideally suited for a catering hall, wedding venue, restaurant, or event space. Alternatively, it presents strong potential for adaptive reuse including daycare, nursing home, religious institution, public or private school, two-family homes, or multifamily development. Located just off I-95 (Exit 50), the property offers excellent accessibility and is minutes from downtown New Haven, Yale University, Tweed New Haven Airport, and Yale New Haven Hospital. Zoned RM-1, the site offers redevelopment potential with an estimated yield of approximately 28 residential units (subject to approvals).

OFFERING SUMMARY

Sale Price:	\$1,300,000
Number of Units:	2
Available SF:	10,050 SF
Lot Size:	2.35 Acres
Building Size:	14,052 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	285	1,236	4,240
Total Population	548	2,606	9,856
Average HH Income	\$60,272	\$68,793	\$77,879

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ZONING

The subject property is located in the RM-1 Low-Middle Density Residential zoning district of the City of New Haven. Permitted uses in the zone, subject to site plan approval, include single family detached dwellings, residential accessory buildings and structures, parks, playgrounds, reservoirs, dams, public utility substations, pumping stations, telephone exchanges, police and fire stations, post offices, agriculture, religious institutions, public and private schools, colleges and universities, general and special hospitals, two family and multi-family dwellings, garden apartments, customary home occupations and professional home offices.

Permitted uses by special exception include fraternities and sororities, convalescent homes, rest homes, nursing homes, sanitariums, home for the aged and handicapped, orphanages, transition parking, nurseries and day care centers.

A "Planned Development Unit" or condominium is also permitted in the RM-1 zone. The minimum area of the tract must be one-half acres in the case of dwellings only, and one acre in all other cases. The minimum lot area per dwelling unit is 3,500 square feet (2,500 square feet in the case of efficiency units) for a density of 12.4 units per acre.

Area and Bulk Requirements	
Minimum Lot Area	6,000 Sq. Ft. (3,500 SF/Dwelling Unit)
Minimum Lot Frontage	50 Feet
Minimum Setback from Street Line	25 Feet
Minimum Setback from Side Property Line	One - 8 Ft.; Other-12 Ft.
Minimum Setback from Rear Property Line	25 Feet
Minimum Parking per Dwelling Unit	1 Space/Unit
Maximum Building Height	3 Stories or 35 Feet Avg.
Maximum Lot Coverage	30%

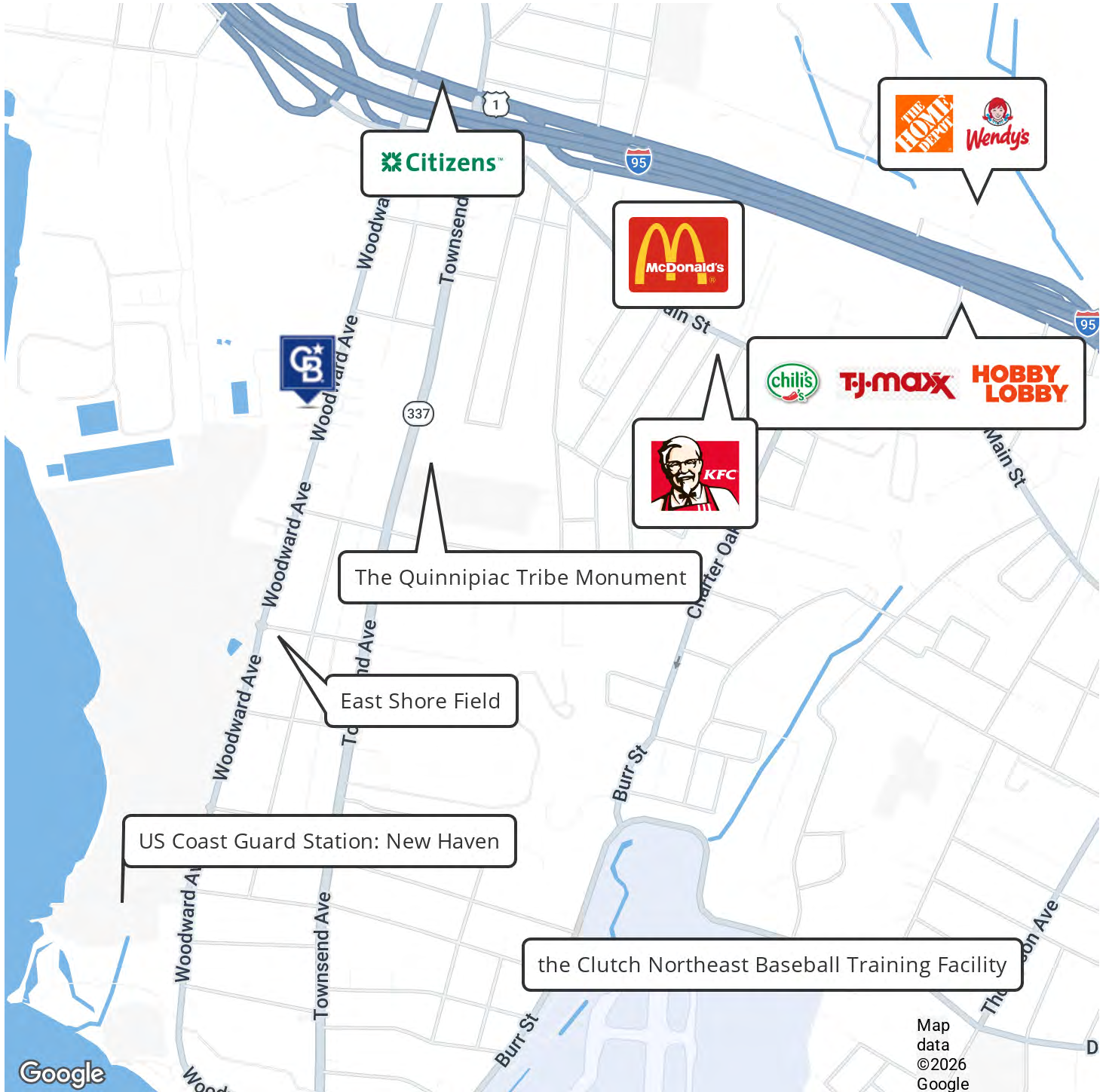
The subject improvements pre-existed the current zoning regulations and would be considered legal, nonconforming with regards to its use as a hall, club, or banquet facility. However, it should be noted that the subject facility did receive approval for expansion of the existing facility in 1987.

ZONING MAP



SALE / LEASE

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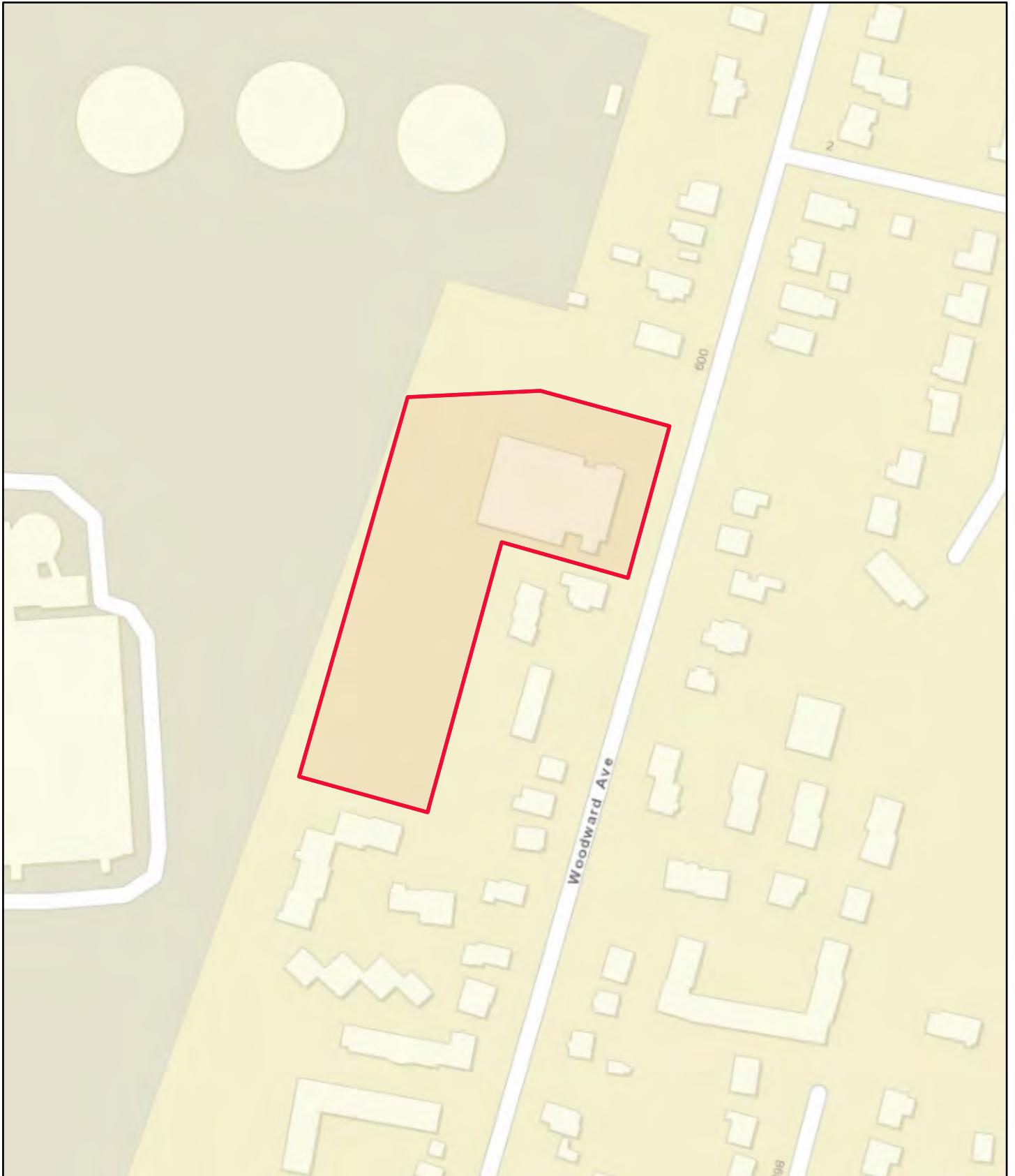


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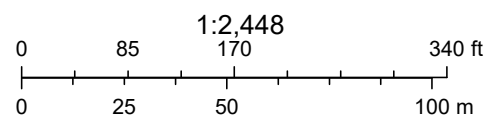


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Annex Club



January 23, 2026



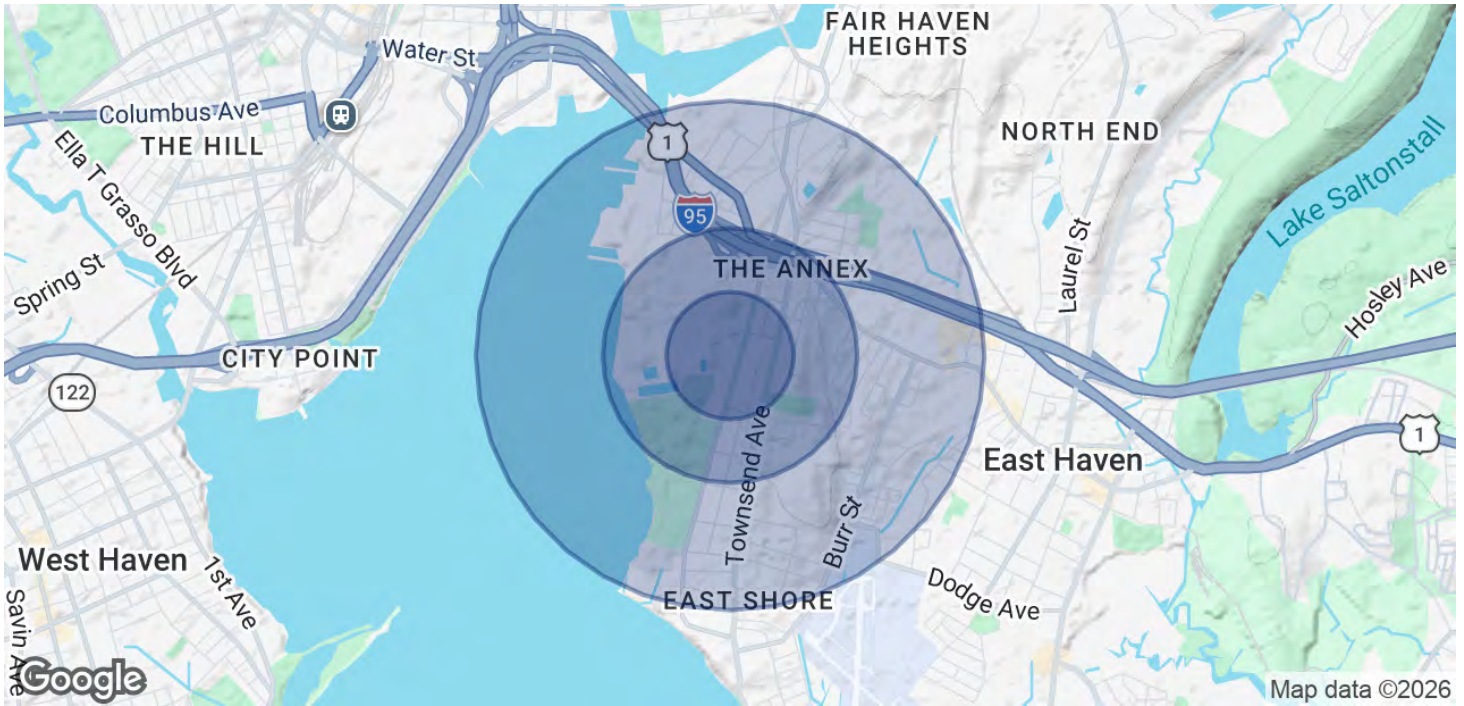
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Data and scale shown on this map are provided for planning and
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	548	2,606	9,856
Average Age	44.9	43.9	40.9
Average Age (Male)	29.8	36.1	39
Average Age (Female)	45.5	44.5	38.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	285	1,236	4,240
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$60,272	\$68,793	\$77,879
Average House Value	\$185,431	\$205,468	\$237,290

2023 American Community Survey (ACS)

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TOM CAVALIERE

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PROFESSIONAL BACKGROUND

Tom Cavaliere is a seasoned Broker Associate with Coldwell Banker Realty, bringing over four decades of expertise to the Connecticut real estate market. Since earning his broker's license in 1978, Tom has built a trusted reputation as an advisor to buyers, sellers, developers, investors, and commercial clients throughout the Greater New Haven and Valley regions. His career spans every sector of real estate: commercial investment sales, leasing, residential brokerage, new construction, and complex land development projects, making him a versatile resource for clients seeking strategic, data-driven guidance. Widely regarded for his deep knowledge of land acquisition and development, Tom has collaborated with builders, developers, engineers, and construction firms for nearly 40 years, helping bring numerous residential and commercial projects to life. His background also includes extensive experience in both residential and commercial appraisal, and he has served as an expert witness in valuation matters, delivering precise, court-ready testimony grounded in decades of market insight.

Tom is a Graduate, REALTOR® Institute (GRI) designee and has been honored as a Connecticut Magazine Five Star Professional every year since 2012. Earlier in his career, he co-owned and operated a multi-million-dollar real estate firm with multiple offices across Greater New Haven before joining Coldwell Banker Realty in 2017. His client-first philosophy, strategic approach, and long-standing relationships continue to drive exceptional outcomes for his clients.

Professional Achievements & Recognition

- New Haven Middlesex Association of Realtors CID "Deal of the Year," 2021, awarded for excellence in commercial transactions.
- Multi-year Five Star Professional Award recipient, recognized for outstanding client service and sales performance.
- Coldwell Banker International President's Elite—an honor reserved for the top 2% of all Coldwell Banker agents worldwide, based on exceptional annual production.

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