

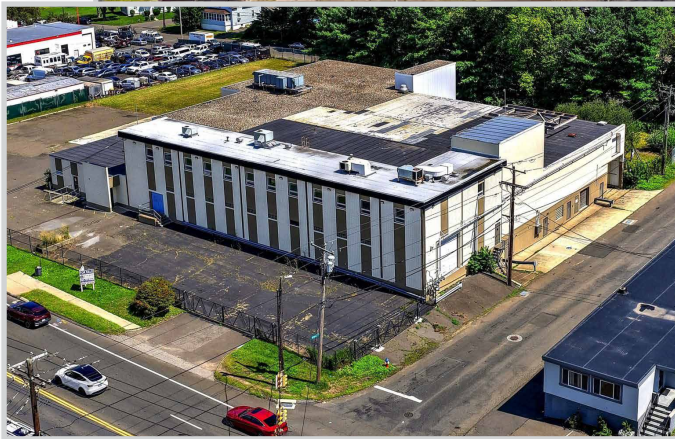
FOR SALE: POTENTIAL REDEVELOPMENT SITE

2 +/- ACRE CORNER LOT

958-978 Boston Post Road, West Haven



COLONIAL PROPERTIES



PROPERTY INFORMATION

Purchase Price:	\$2,150,000
Land Size:	2 +/- Acres
CPD:	26,000 +
Building SF:	56,329 +/-
Zone:	RB
RE Taxes:	\$45,135.20

PROPERTY HIGHLIGHTS

- New roof in 2024
- (3) Loading docks
- 1.4 Mile from I-95
- Signalized Intersection
- 222,000 Population within 5 miles
- Ideal Retail Site

DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
Population	3,358	64,832	171,351
Households	1,360	24,783	65,921
Avg. HH Income	\$96,167	\$88,064	\$81,585



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DS		CATCH BASIN	EDGE OF PAVEMENT GRAVEL/LANDSCAPE EDGE OF TRAVELED WAY BUILDING OVERHANG CURB STEEL GUARD RAIL CHAIN LINK FENCE UNDERGROUND DRAINAGE ORANGE LINE UNDERGROUND SEWER LINE OVERHEAD WIRE UNDERGROUND ELECTRIC LINE UNDERGROUND GAS LINE UNDERGROUND WATER LINE UNDERGROUND TELEPHONE LINE UNDERGROUND CABLE LINE UNDERGROUND FIBER OPTIC LINE TREE LINE PROPERTY LINE EASEMENT LINE CITY/TOWN LAYOUT LINE STATE HIGHWAY LINE CONNECTICUT HIGHWAY DEPARTMENT
		ROUND CATCH BASIN	
		DOWNSPOUT	
		DRAIN MANHOLE	
		SEWER MANHOLE	
		WATER GATE	
		SAME CONNECTION	
		FIRE HYDRANT	
		GAS GATE	
		STREET SIGN	
		LIGHT POLE	
		UTILITY POLE	
		UTILITY POLE W/LIGHT	
		GUY WIRE	
	100.0		
		MONITORING WELL	
		SPOT ELEVATION	
		ELECTRIC BOX	
		ELECTRIC METER	
		HAND HOLE	
		SHRUB	
		DECIDUOUS TREE	
		EVERGREEN TREE	
		DRILL HOLE FOUND	
		IRON PINFOUND	
		NONMETALLIC CONDUIT	
		METALLIC CONDUIT	
		METALLIC CONDUIT	

[illegible]

PARCEL 1
FIFTH PIECE

PARCEL 1
THIRD PIECE

PARCEL 1
FIRST PIECE

PARCEL 1
FOURTH PIECE

EVERETT STREET

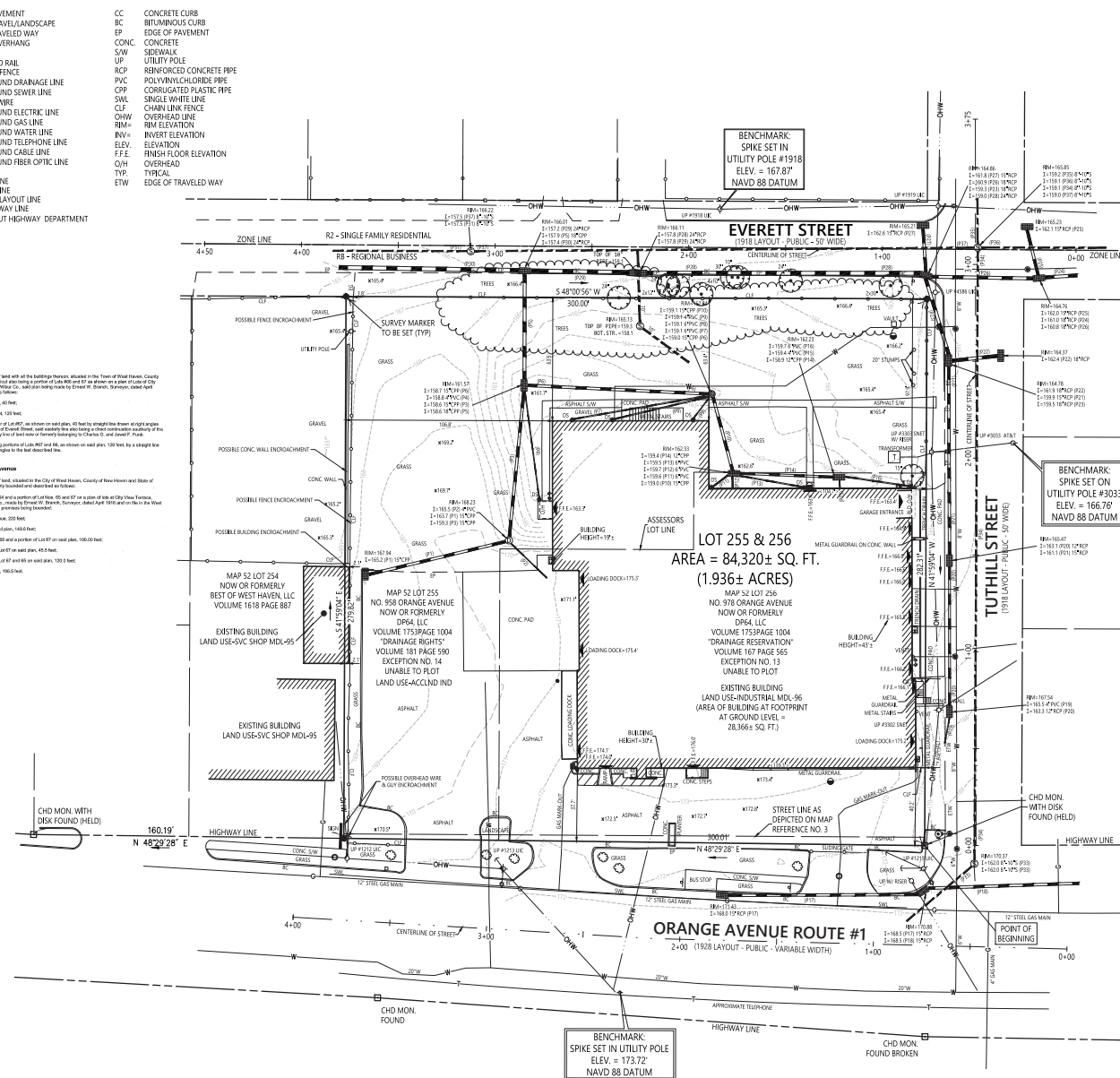
PARCEL 1
SIXTH PIECE

PARCEL 1
SECOND PIECE

PARCEL 2

TUTHILL STREET

ORANGE AVENUE ROUTE #1



REFERENCE IS MADE TO COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NUMBER: BL-C-26229. COMMITMENT DATE: JUNE 6, 2019.

SCHEDULE B PART 2

3. "ANY DEFECT, LIEN, ENCUMBRANCE". NOT SURVEY RELATED.

4. "RIGHTS OF THE PRESENT TENANTS". NOT SURVEY RELATED.

5. "ANY LIEN OR RIGHT TO A LIEN". NOT SURVEY RELATED.

6. "ANY ENCROACHMENT, ENCUMBRANCE". SEE SURVEY.

7. "REAL ESTATE TAXES". NOT SURVEY RELATED.

8. "REAL ESTATE TAXES". NOT SURVEY RELATED.

9. "INTENTIONALLY DELETED".

10. "REAL ESTATE TAXES". NOT SURVEY RELATED.

11. "SEWER USE CHARGES". NOT SURVEY RELATED.

12. "WATER USE CHARGES". NOT SURVEY RELATED.

13. "SEWER USE CHARGES". NOT SURVEY RELATED.

14. "INTENTIONALLY DELETED".

15. "DRAINAGE RESERVATION" VOLUME 167 PAGE 565, NOTED ON THE SURVEY, UNABLE TO PLOT.

16. "DRAINAGE RIGHTS" VOLUME 181 PAGE 590, NOTED ON THE SURVEY, UNABLE TO PLOT.

17. "GRAVEL DRIVEWAY ENCROACHING". SEE REFERENCED PLAN.

18. "CERTIFICATE OF DECISION". NOT SURVEY RELATED.

- 1) MAP TITLED "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF WEST HAVEN BOSTON POST ROAD FROM SHARON STREET WESTERLY TO THE ORANGE TOWN LINE ROUTE NO. 1", NO. 701 SHEET 2 OF 3, SCALE 1"=40', DATED JUNE 12, 1928.
- 2) MAP TITLED "PROPERTY & TOPOGRAPHIC MAP DIAMOND PROPERTIES, LLC EXISTING CONDITIONS PROPERTY LOCATED AT #958 978 ORANGE AVENUE WEST HAVEN, CONNECTICUT", SCALE 1"=20', DATED 5/03/2016.
- 3) MAP TITLED "CITY VIEW TERRACE, ORANGE, NEW HAVEN COUNTY, CONN. OWNED BY J.W. WILBUR CO. INC. FORMERLY OWNED BY MARGARET C. WELCH AND A SMALL PART BY ROSE P. TUTHILL", SCALE 1"=100', DATED APRIL, 1918.