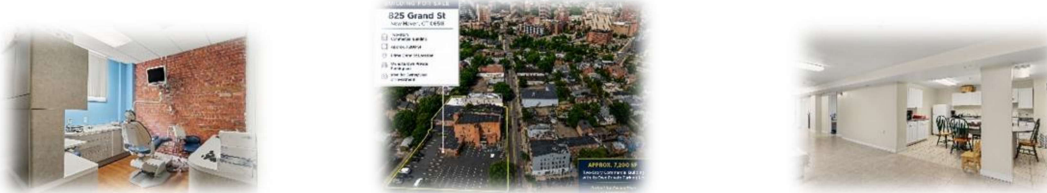


825 Grand Avenue, New Haven, CT

MIXED USE 7,200 BUILDING SQFT 4 FLOORS



PROPERTY FEATURES

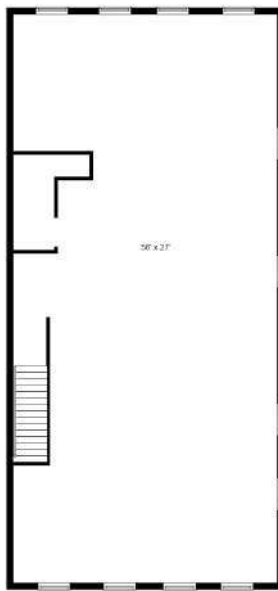


- Approximately 7,200 SF over four floors, including the basement
 - Adjacent parking lot included in the sale
- Long-term ownership; occupied by a state-of-the-art dental practice for the past 21 years
 - Existing 2,800 SF dental office located on the main level
 - Finished lower level featuring a kitchen and full bathroom
- Two upper floors (approx. 1,800 SF each) with significant value-add potential
- Second floor includes HVAC, exposed brick, plumbing infrastructure, and is fully wired
 - Third floor features a loft area (HVAC installation required)
- Copper plumbing lines and bathroom infrastructure already in place on upper floors
 - Hard-wired fire alarm system installed throughout the entire building

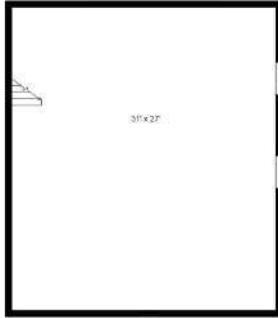
This property presents an exceptional opportunity for medical users, professional offices, or investors seeking a flexible asset with substantial upside.



Third Level



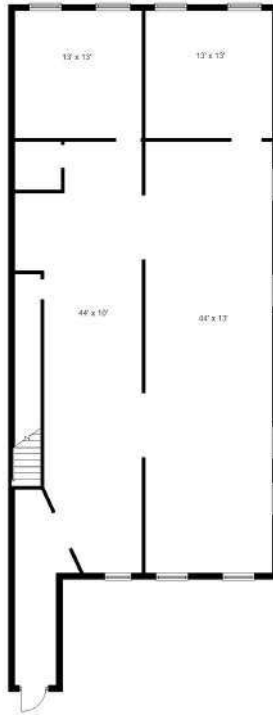
Fourth Level



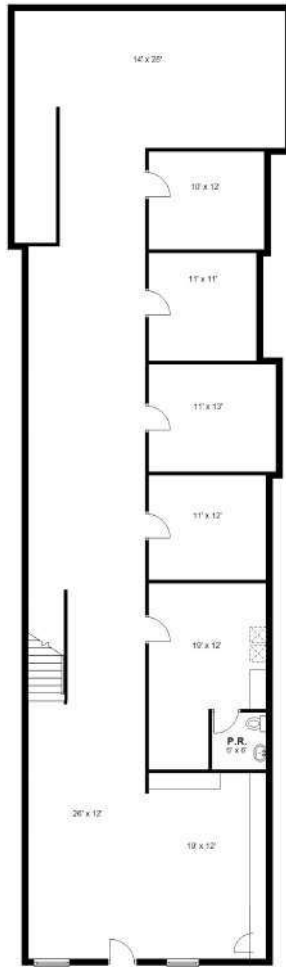
First Level



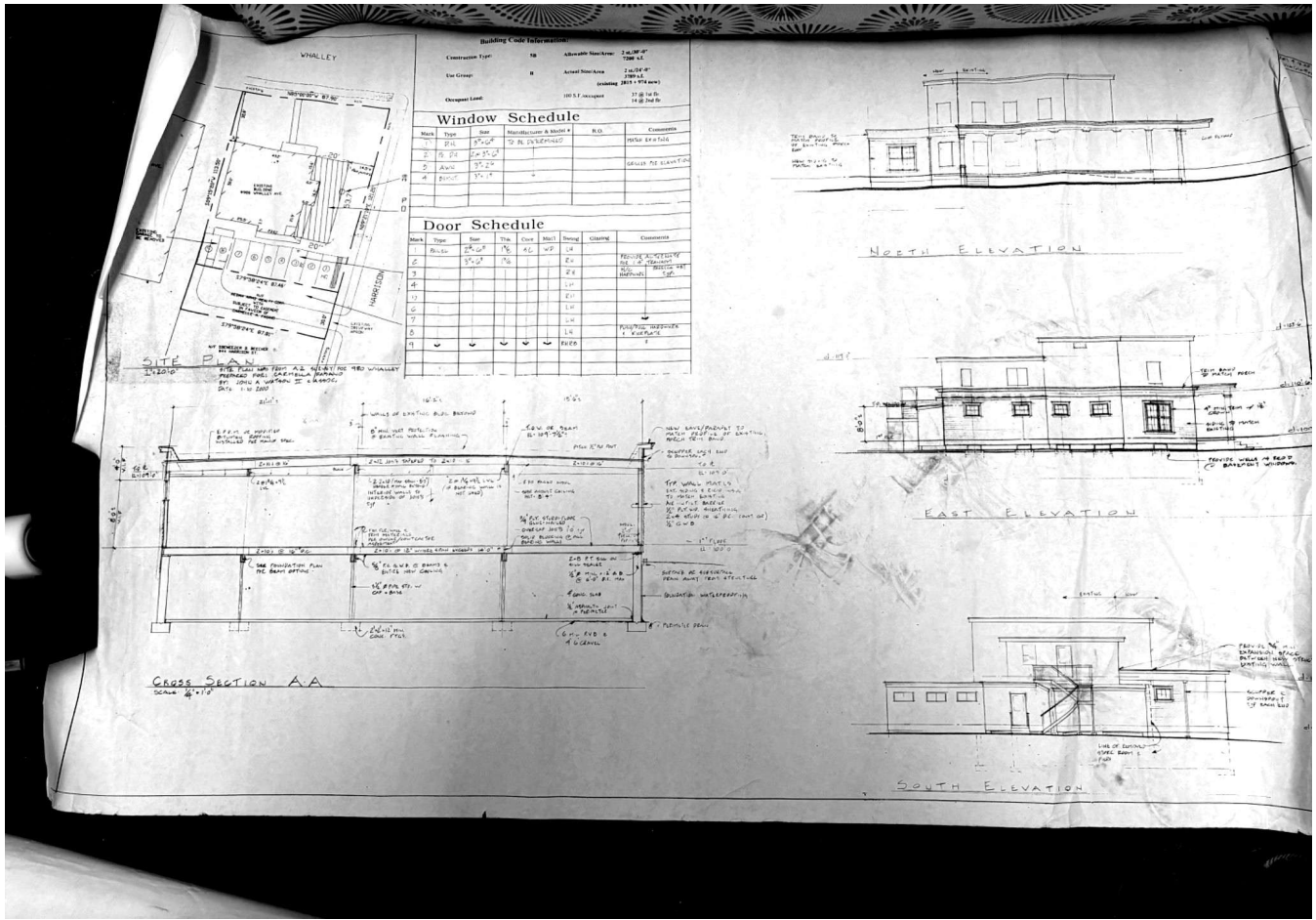
Second Level



Lower Level



PLANS A



825 Grand Avenue, New Haven, CT

Property Due Diligence Package

Cover Email & Parcel Discussion

The screenshot displays an email client interface with a sidebar on the left containing a list of folders and search terms. The main content area shows an email from Tonya Perkins to 'me' on Monday, June 8 at 9:58 AM. The subject is '825 GRAND AVE' and it is in the 'Inbox'. The email body contains the following text:

Good morning,

Per our phone conversation, I could not find 823 Grand is it part of a different building?

Image Viewer

Kindly,

Tonya Perkins
City of New Haven-TaxAssessment
Administrative Assistant Clerk
165 Church St 1st flr suite 141
New Haven, Ct 06510
tperkins@newhavenct.gov
203-946-4800

1 attachment Download

825 GRAND.pdf
PDF - 500.8 KB

Sueespo55@yahoo.com
To: Tonya - Mon, Jun 8 at 10:08 AM

I look up the tax bill it is 829 Grand

The Children's Dental Group
825 Grand Avenue
New Haven Connecticut 06511
Tel: (203) 787-1176 - Fax: (203) 787-0397

Show trimmed content

825 Grand Avenue - Building Assessment Card

Property Location: 825 GRAND AV
 Vision ID: 11108 Account #: 209 0579 03000 Map ID: 209 0579 03000 /
 Bidg # 1
 Bldg Name: Sec # 1 of 1 Card # 1 of 1 State Use 3030
 Print Date 6/8/2026 9:54:49 AM

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
Style: Model Grade	Mix Rel Apt Commercial Average		
Stores:	3		
Occupancy:	Brick		
Exterior Wall 1	01 Flat		
Exterior Wall 2	04 T&G/Rubber		
Roof Structure	04 Drywall/Plaste		
Roof Cover	05 Fin W/D/Carpet		
Interior Wall 1	12		
Interior Floor 1	02 Oil/Gas		
Interior Floor 2	05 Hot Water		
Heating Fuel	06 Partial		
Heating Type	MIXED USE MDL-94		
AC Type			
Bldg Use			
Total Rooms	00		
Total Bedrooms	0		
NBHD Code			
Heat/AC	HEAT/AC SPLIT		
Frame Type	MASONRY		
Baths/Plumbing	AVERAGE		
Ceiling/Wall	SUS-CEIL & WL		
Rooms/Prtns	AVERAGE		
Wall Height			
% Conn Wall			
1st Floor Use:	3420		
RCN		681,781	
Year Built		1890	
Effective Year Built		1981	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		40	
Functional Obsol			
External Obsol			
Trend Factor		1	
Condition			
Percent Good		80	
RCNLD		409,100	
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

MIXED USE		COST / MARKET VALUATION	
Code	Description	Percentage	
3030	MIXED USE MDL-94	100	
		0	
		0	

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Est Area	Unit Cost	Undeprec Value
AOE	Office	3,131	3,131	3,131	109,40	342,531
UBM	Unfinished Basement	0	3,131	626	21,87	68,484
UEP	Unfn Endors Prch	0	48	17	38,75	1,860
UUS	Unfn Upper Story	0	3,782	2,458	71,10	268,905
Tot Gross Livr / Lease Area		3,131	10,092	6,232		681,780

OB - OUTBUILDING & YARD ITEMS		XD - BUILDING EXTRA FEATURES	
Code	Description	Unit Price	Yr Bkt
AC	AIR COND	3,131	3,65
		1976	80
			0.00
			6,900

