

DOW
REALTY CO

THE MALLEY PROPERTY

926-942 CHAPEL ST | 170-184 TEMPLE ST
Downtown New Haven, CT 06510



LIST PRICE: \$9,500,000

Rare Institutional-Quality Investment Property

with 10 in-place retail tenants and significant value-add potential through the redevelopment of vacant upper floors, offering the opportunity to create a true mixed-use landmark

**JEFF DOW
& PETER DiGANGI**
203.776.0000 ext 103
jd@dowrealty.com

www.dowrealty.com

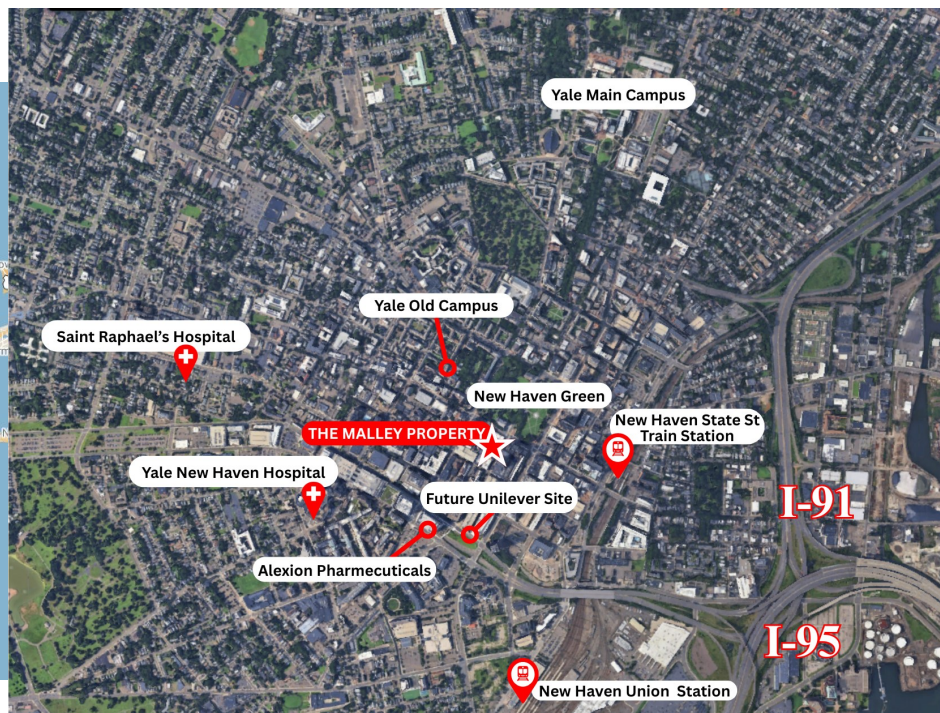
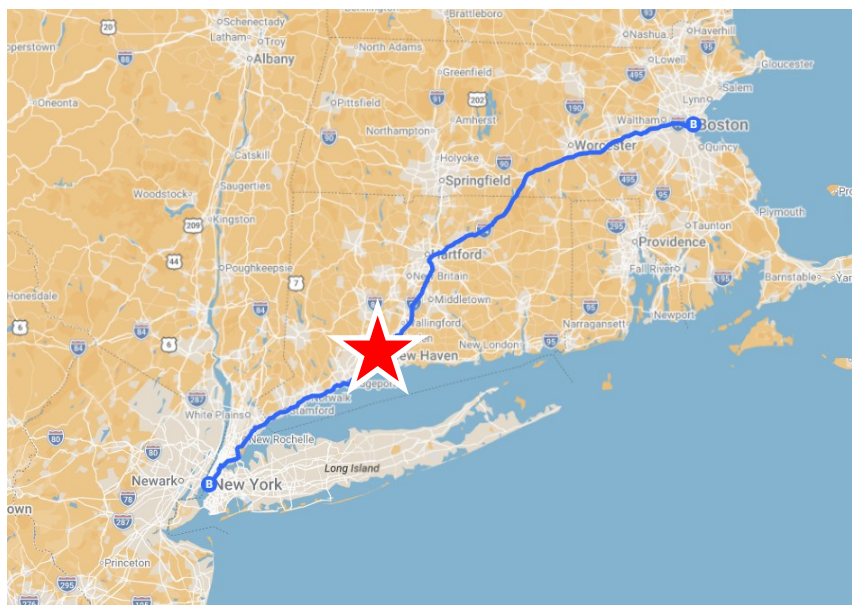
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*Brokers, Consultants and Managers for
Commercial, Industrial, and Investment Properties*

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**Centrally located in downtown New Haven, just 2 hours north of New York City, and 2 hours south of Boston.
The Malley Property is a landmark asset located on the corner of Chapel Street and Temple Street, directly across from the New Haven Green and caddy corner to Yale University's Old Campus.**



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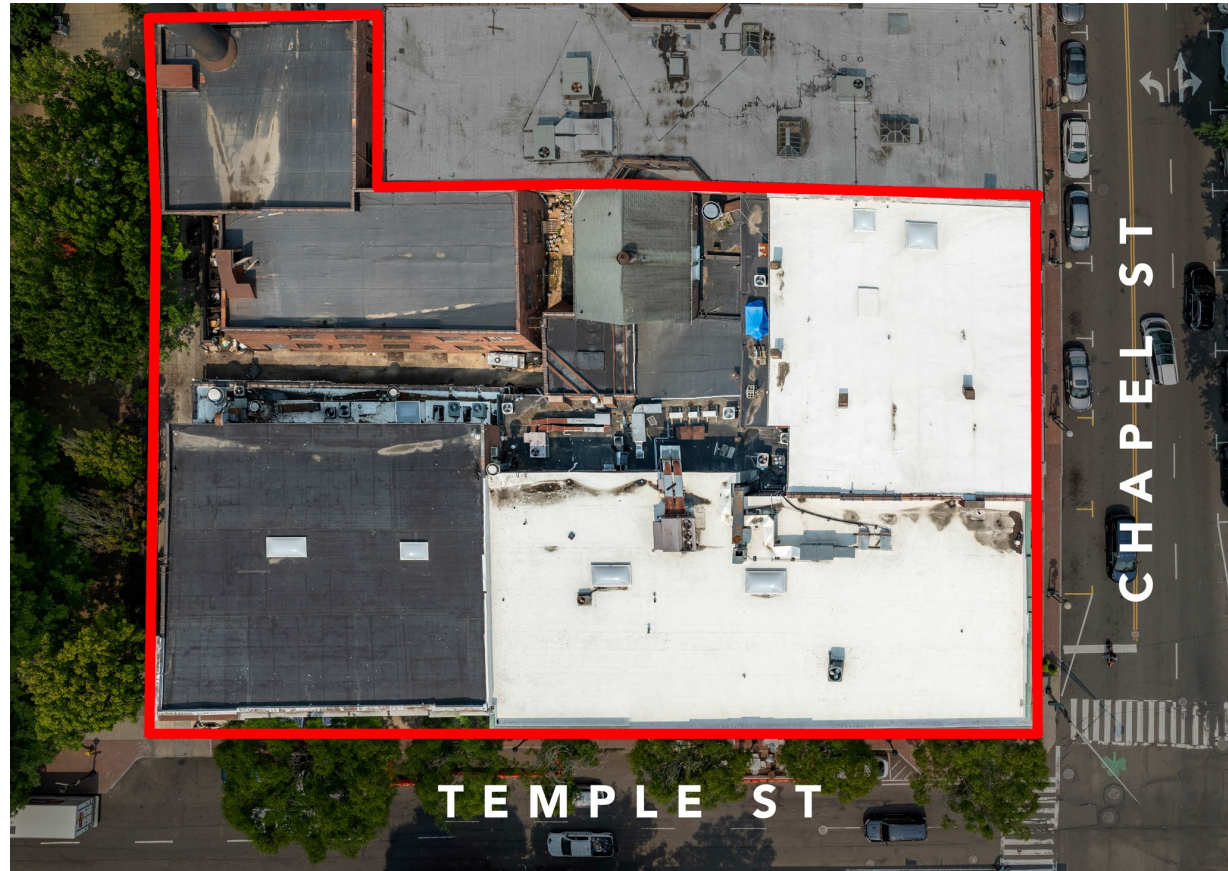
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**The Malley Property has a
total of approximately 320
feet frontage, with
approximately 124 feet on
Chapel Street and 195 feet on
Temple Street.**



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The Malley Property consists of 2 main buildings with 10 successful in-place restaurant and retail tenants, providing a stable, established annual cash flow over half a million dollars.



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The Malley Property also has approximately 20,301sqft of vacant second floor space that is primed for redevelopment into highly desirable residential apartments.



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The Malley Property is a landmark asset occupying one of the most prominent and irreplaceable locations in downtown New Haven.

Anchored by ten in-place retail tenants, the asset provides stable, established cash flow while offering a significant value-add opportunity through redevelopment of its vacant upper floors into highly desirable residential apartments.

This unique combination of prime location, existing income, and transformative redevelopment potential positions the Malley Property as a rare investment with the opportunity to create a true –mixed use landmark in the heart of New Haven.

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