

FOR SALE- MIXED-USE ASSEMBLAGE

(3) PARCELS ON .74 +/- ACRES

729 & 735 Dixwell Ave & 223 Bassett St, Hamden, CT



COLONIAL PROPERTIES



ASSEMBLAGE INFORMATION

Total Sale Price: **\$1,100,000**

of Parcels: (3) Three

Acres: .74 +/- total

Total Property Taxes: \$27,986/yr.

Zoning: BA

HIGHLIGHTS

- Two-family residential property generating month-to-month rental income with recently installed new roof and solid tenant base
- Operating body shop with two decades of market presence and established customer relationships — sale-leaseback with flexible lease terms
- Vacant tire shop on .27 +/- acres with adaptive reuse potential
- Three distinct property types minimize portfolio risk and attract diverse buyer profiles



**COLONIAL
PROPERTIES**

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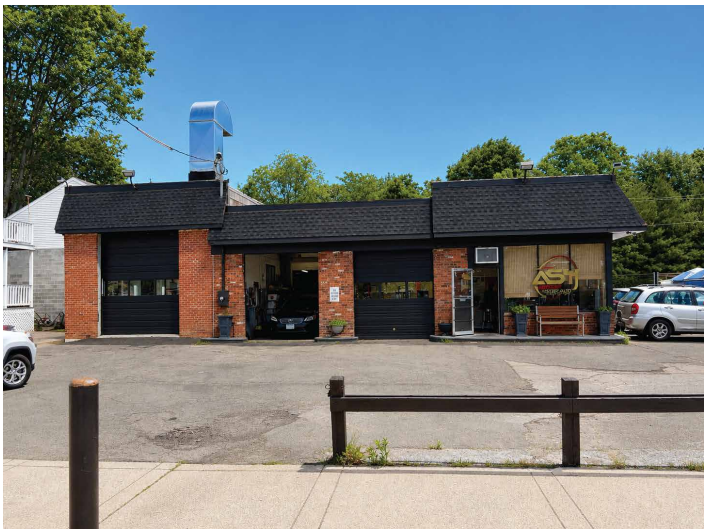


COLONIAL PROPERTIES



735 Dixwell Avenue: Two-family multifamily (1,568 SF) with (2)- two bedroom, one-bath units currently occupied on month to month leases generating immediate income. Recently updated with a new roof.

Asking Price: \$259,900



729 Dixwell Avenue: Established operating body shop (6,127 SF) with 20 years of operational history. Excellent building condition; equipment not included. Marketed as a sale-leaseback opportunity — tenant to execute a minimum one-year lease with renewal options or a kick-out clause.

Asking Price: \$539,900



223 Bassett Street: Vacant tire shop (5,248 SF) on 0.27 acres. Development ready property positioned for repositioning or redevelopment.

Asking Price: \$299,900

Package offered at \$1,100,000

**Properties available individually or as a package.*

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735 DIXWELL AVE



729 DIXWELL AVE



729 DIXWELL AVE



223 BASSETT ST

INVESTMENT DESCRIPTION

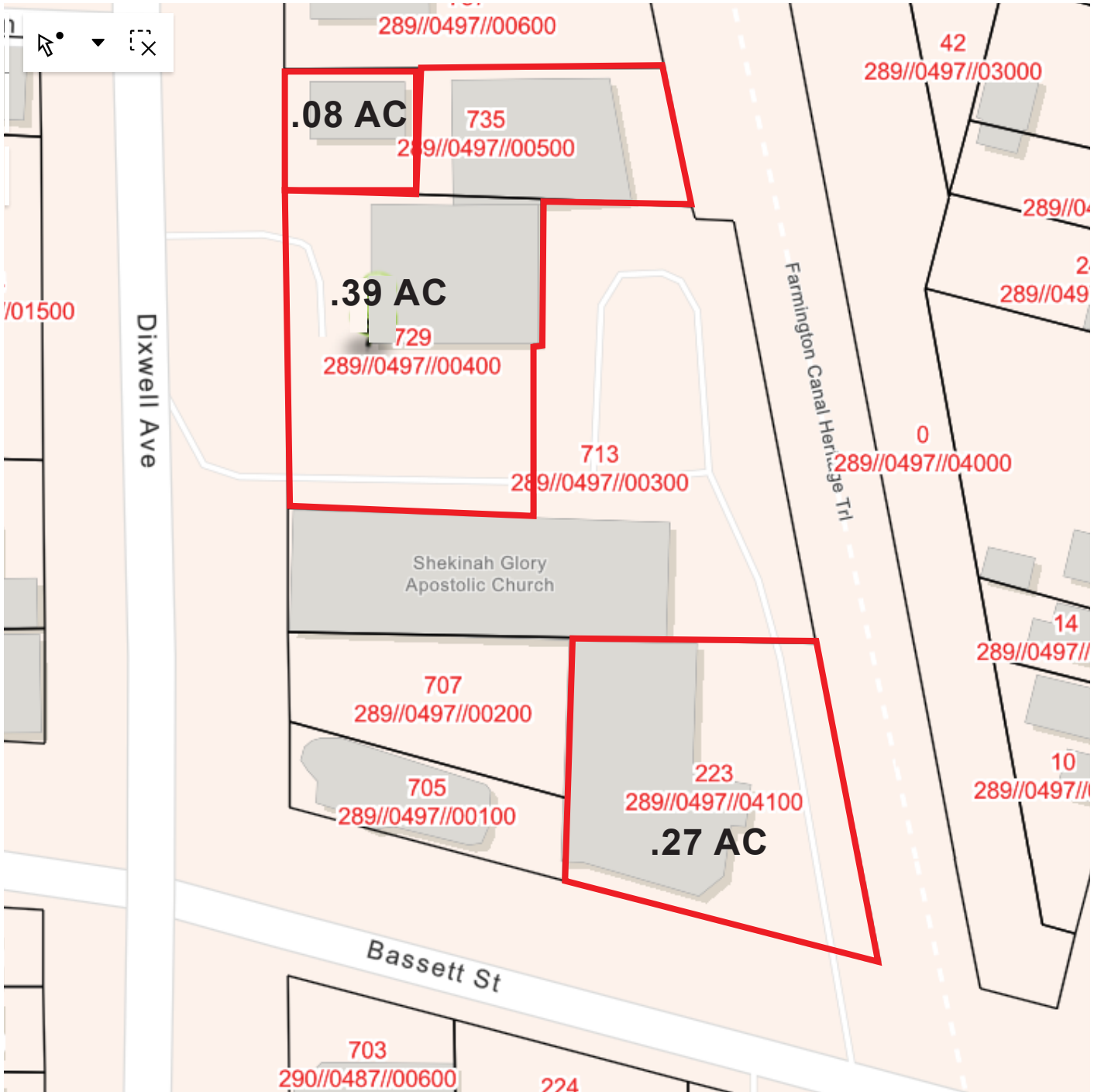
Exceptional three-property portfolio in New Haven featuring diversified income streams and operational upside. The package includes a cash-flowing two-family residential investment with two bedrooms and one bath per unit on a month-to-month basis, a 20-year-operating body shop with strong market demand positioned for sale-leaseback opportunity with minimum one-year lease terms, and a vacant tire shop on .27 acres offering repositioning potential. Recent capital improvements, including a new roof on the residential unit and well-maintained building systems on the commercial space, provide immediate value. This turn-key portfolio presents strong acquisition fundamentals for investors seeking diversified cash flow, operational businesses, or adaptive reuse strategies across prime New Haven real estate.

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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

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