



SCALZO
COMMERCIAL
NEW DEVELOPMENT

433 CHAPEL ST, 56 WALLACE STREET, AND 64 WALLACE STREET
New Haven, CT 06511
For Sale



Property Summary

433 Chapel St, 56 Wallace Street, and 64 Wallace Street

New Haven, CT 06511



PROPERTY DESCRIPTION

Discover a compelling investment opportunity with this historic property at 433 Chapel St. Boasting a 32,000 SF building, 1 unit, and a rich heritage dating back to 1870, this versatile space is ideal for innovative mixed-use concepts or land development. It is currently improved with a 6-story industrial/commercial building built in 1870 per town records containing 32,000 gross building square feet and 9,380 gross square feet of living area. The Highest and Best Use is concluded to be a conversion to apartments in conformance with applicable building codes. The condition of the improvements is rated fair. The building was called the M. Armstrong and Company Carriage Factory. The building was listed on the National Register of Historic Places on August 31, 2011, as a historic carriage factory. It is one of a small number of surviving 19th-century carriage factories in a city that once had more than 50 such businesses. Zoned IL, the property offers strategic potential for a range of commercial endeavors. Take advantage of this rare chance to acquire a distinctive property in the vibrant New Haven area, and unlock its full potential for your investment portfolio.

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	2,105	10,805	23,712
Total Population	4,126	26,055	60,420

PROPERTY HIGHLIGHTS

- 32,000 SF building with potential for mixed-use development
- Rich history dating back to 1870, adding unique character
- Zoned IL, offering flexibility for diverse commercial uses
- Prime location in the vibrant New Haven area
- Rare opportunity to acquire a distinctive property with historical significance
- Ideal for investment portfolio diversification
- Strategic potential for a range of commercial endeavors
- Valuable package includes 56 & 65 Wallace St, enhancing scope

OFFERING SUMMARY

Sale Price:	Subject To Offer
Number of Units:	1
Lot Size:	0.59 Acres

Property Description

433 Chapel St, 56 Wallace Street, and 64 Wallace Street New Haven, CT 06511



LOCATION DESCRIPTION

Located in the Mill River Area in the vibrant city of New Haven, this property offers a prime investment opportunity in a bustling commercial hub. Surrounding the area are renowned landmarks such as Yale University, renowned for its prestigious academic environment, and the Yale-New Haven Hospital, a leading medical institution. The district is also home to a variety of upscale dining options, chic boutiques, and cultural attractions, providing an enticing mix of amenities for potential tenants. With its strategic placement near major highways and public transportation, the property presents an ideal location for office or land investors seeking to capitalize on the dynamic energy and convenience of the urban landscape. Positioned near The Wooster Square Historic District it is an architecturally distinguished neighborhood located east of downtown New Haven. During the mid-19th century, it was a fashionable residential area which ship captains and wholesale grocers found convenient to their places of business and home of historically sought out destinations like Frank Pepe's and Sally's Apizza

SITE DESCRIPTION

The subject consists of 3 parcels: 433 Chapel Street, 56 Wallace Street, and 64 Wallace Street. The total acreage of the 3 parcels is 0.59 acres. The site is not located in a flood zone.

PARKING DESCRIPTION

43 Parking spaces (currently includes all 3 parcels)

UTILITIES DESCRIPTION

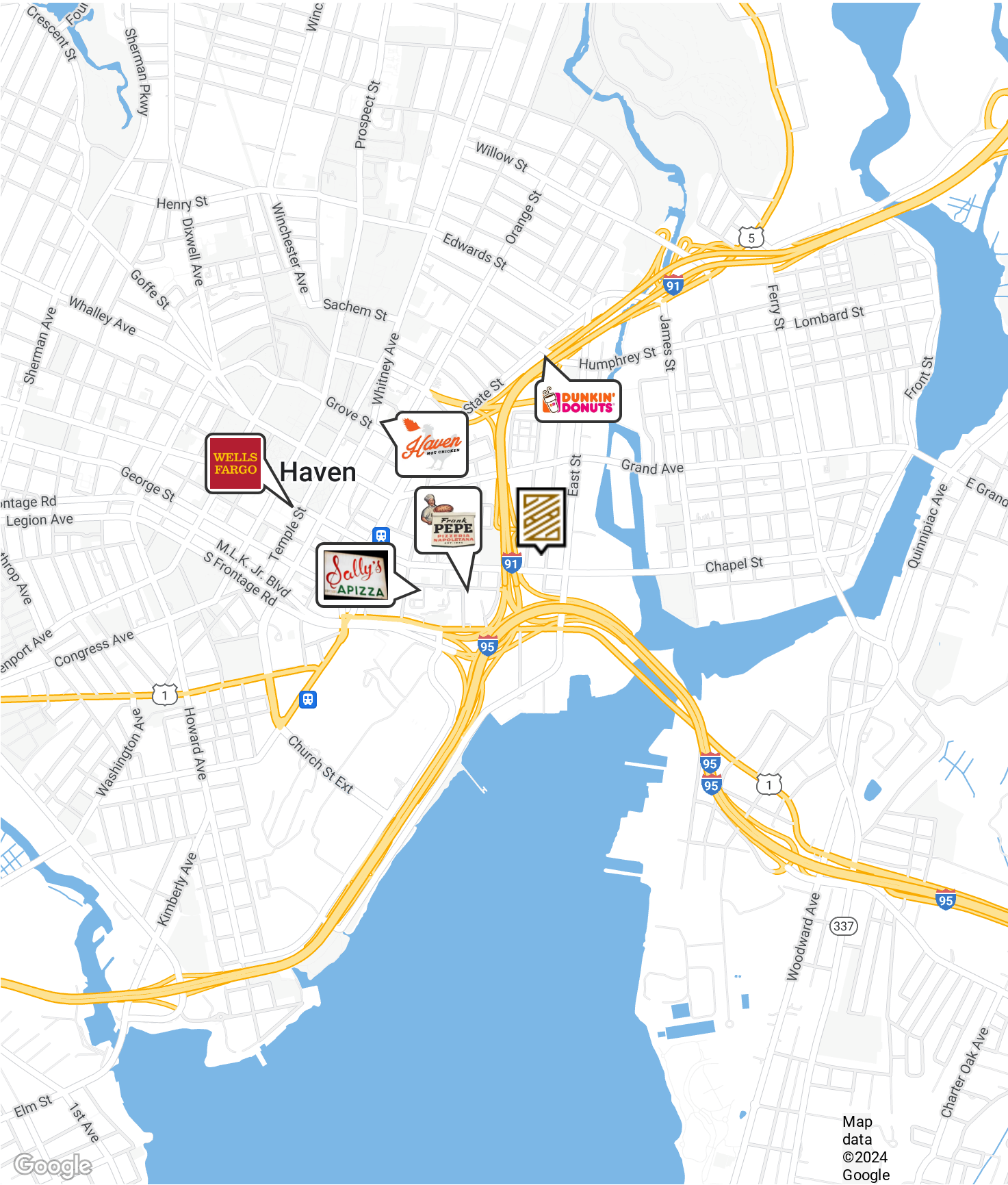
Municipal telephone, electricity, water, and gas

CONSTRUCTION DESCRIPTION

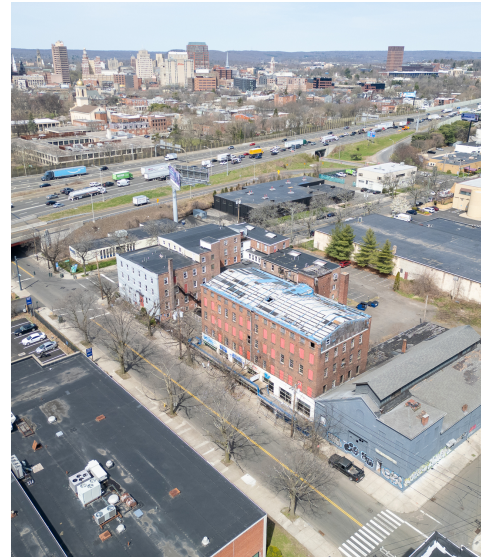
Masonry & Wood

433 Chapel St, 56 Wallace Street, and 64 Wallace Street
New Haven, CT 06511

Retailer Map

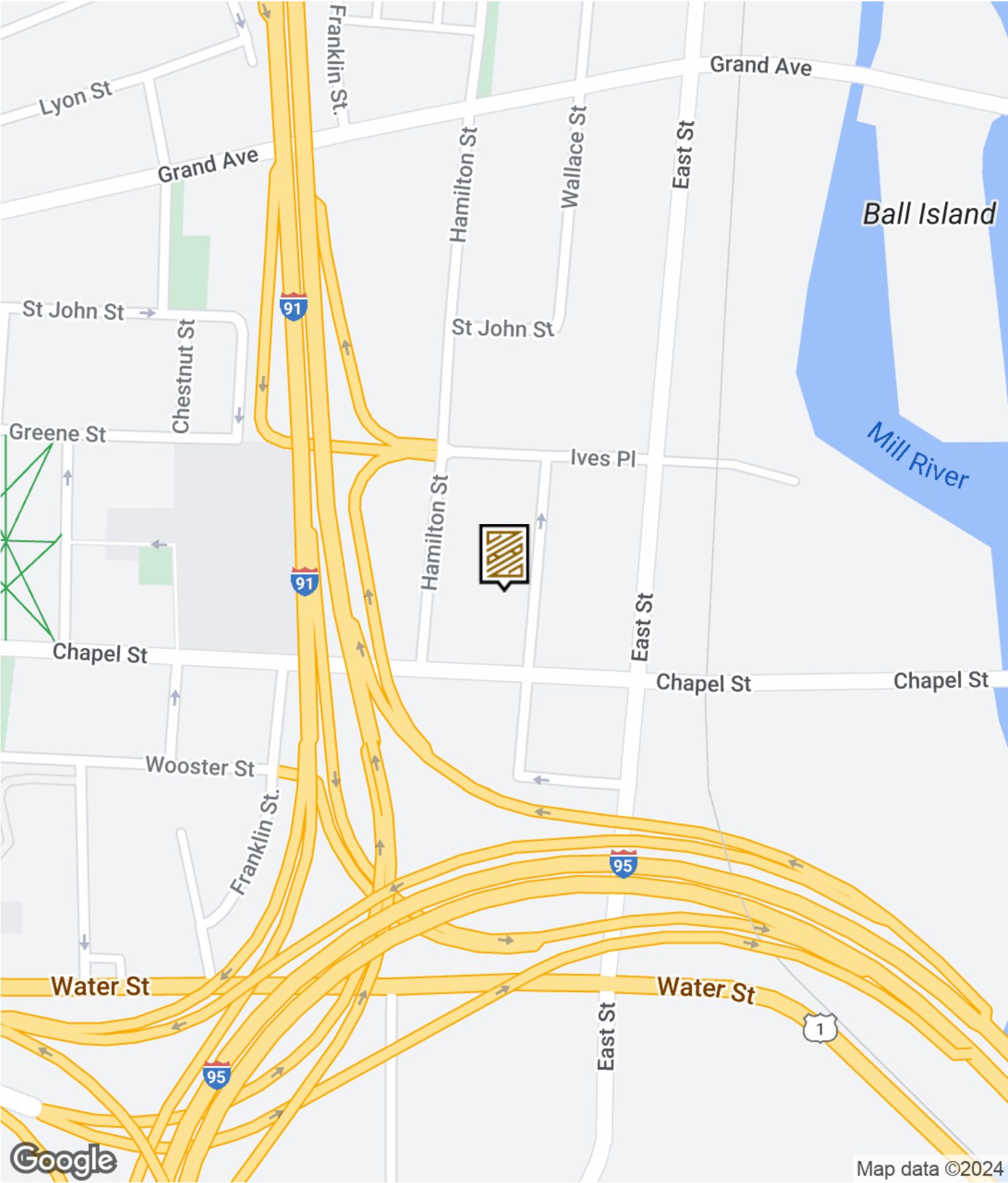


433 Chapel St, 56 Wallace Street, and 64 Wallace Street
Additional Photos



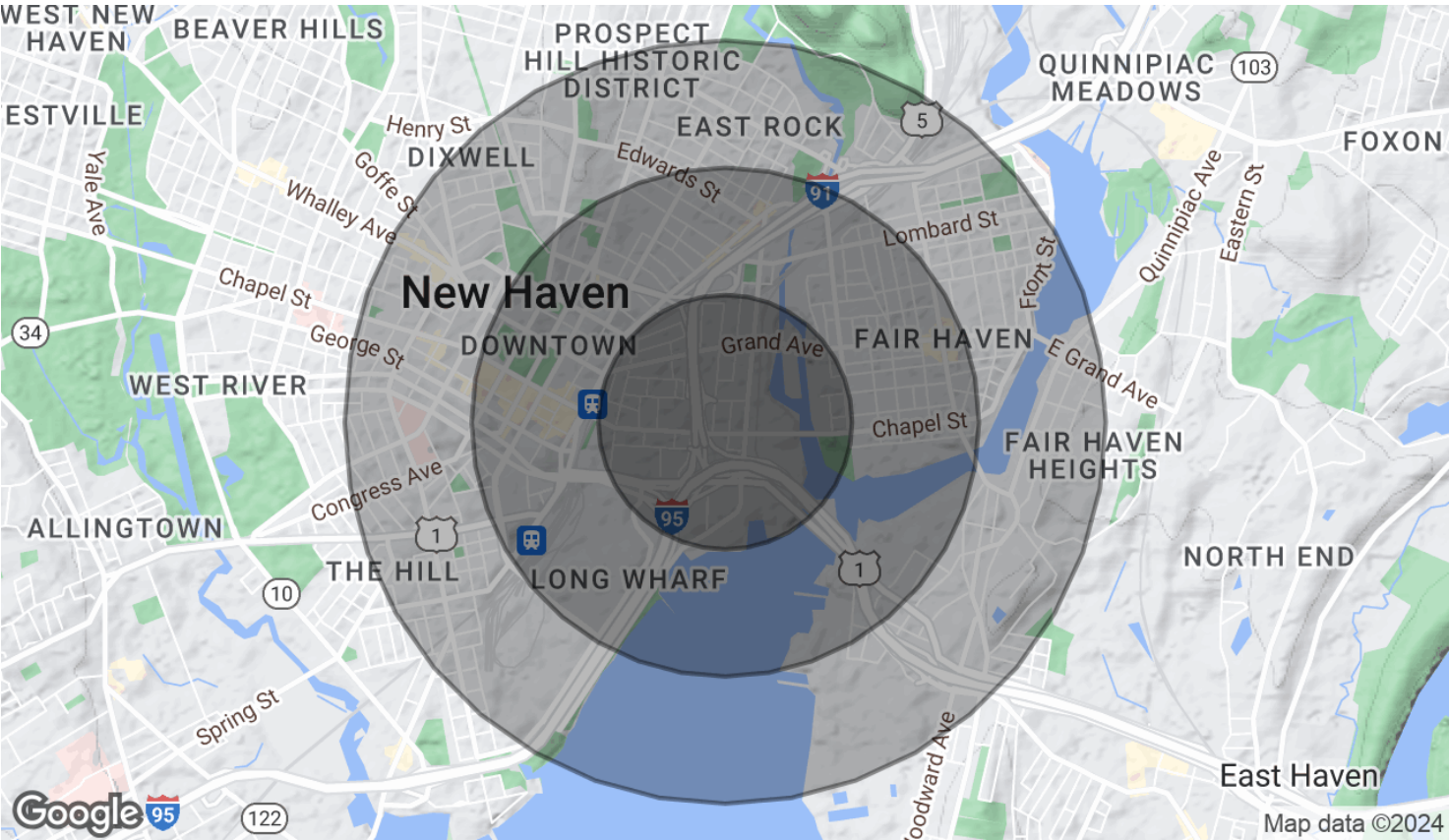
**433 Chapel St, 56 Wallace Street, and 64 Wallace Street
New Haven, CT 06511**

Location Map



433 Chapel St, 56 Wallace Street, and 64 Wallace Street
Demographics Map & Report

New Haven, CT 06511



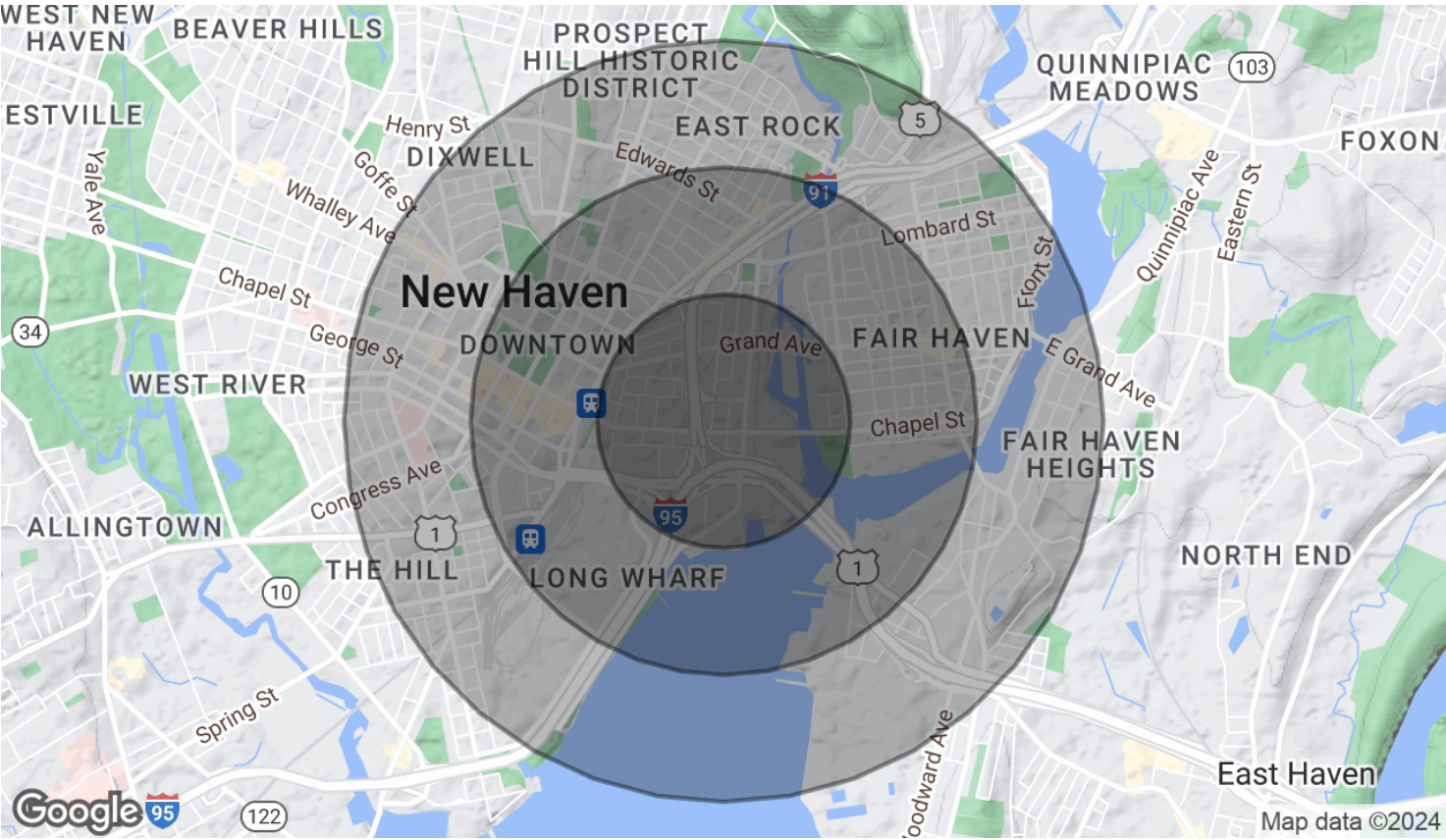
POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	4,126	26,055	60,420
Average Age	37	33	34
Average Age (Male)	37	33	33
Average Age (Female)	37	34	34

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	2,105	10,805	23,712
# of Persons per HH	2	2.4	2.5
Average HH Income	\$91,354	\$76,738	\$76,521
Average House Value	\$418,064	\$399,708	\$377,372

RACE	0.5 MILES	1 MILE	1.5 MILES
Total Population - White	1,922	10,102	21,603
Total Population - Black	607	3,746	11,763
Total Population - Asian	303	3,308	7,245
Total Population - Hawaiian	9	30	69
Total Population - American Indian	48	396	760

Demographics Map & Report

433 Chapel St, 56 Wallace Street, and 64 Wallace Street
New Haven, CT 06511



Total Population - Other	531	4,537	10,595
--------------------------	-----	-------	--------

Demographics data derived from AlphaMap

Agents Contact

**433 Chapel St, 56 Wallace Street, and 64 Wallace Street
New Haven, CT 06511**

MICHAEL MALDONADO

Commercial Agent

Scalzo Commercial & New Developments

203-313-1554 | mmaldonado@scalzo.com