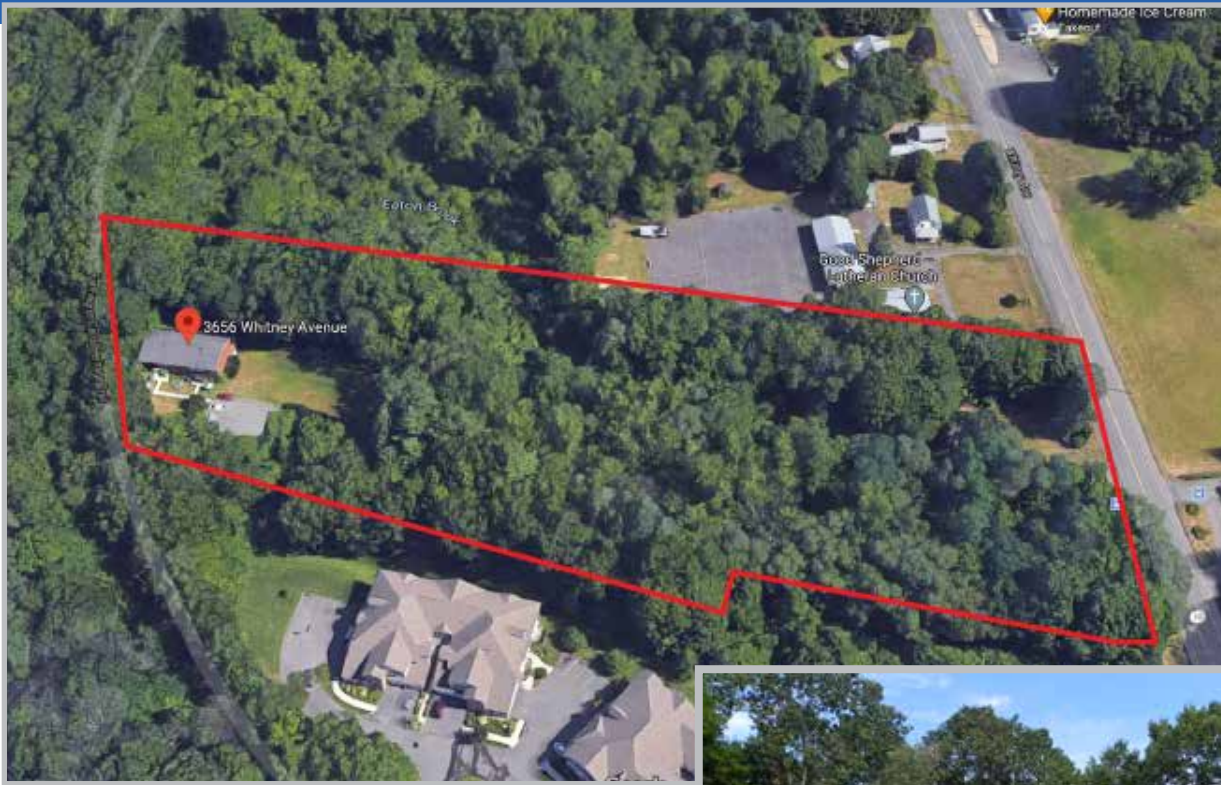


FOR SALE - INVESTMENT/REDEVELOPMENT PROPERTY ON 4.63 +/- ACRES

3656 Whitney Avenue, Hamden, CT 06518-1516



COLONIAL PROPERTIES



PROPERTY INFORMATION

Purchase Price: **\$1,350,000**

Total Acres: 4.63 +/-

Zoning: T-3.5

Yearly Taxes: \$16,003

HIGHLIGHTS

- Great Owner/User or Investment Opportunity!
- Zone Change allows front portion of property to be redeveloped into a 2-story 6,400 SF Mixed- Use Building with 30 parking spaces (Subject to demolishing of existing single-family house and Site Plan Approval)
- Rear portion of property consists of a brick, Garden style apartment building with (4) fully leased units. Each unit has 2 bedrooms, 1.5 baths with hardwood floors and separate utilities.

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.



200 Boston Post Road, Orange, CT 06477

Fred A. Messoro x26
fred@colprop.com
203-795-8060 c: 203-988-6298
www.colprop.com



FOR SALE - INVESTMENT/REDEVELOPMENT PROPERTY ON 4.63 +/- ACRES

3656 Whitney Avenue, Hamden, CT 06518-1516



COLONIAL PROPERTIES

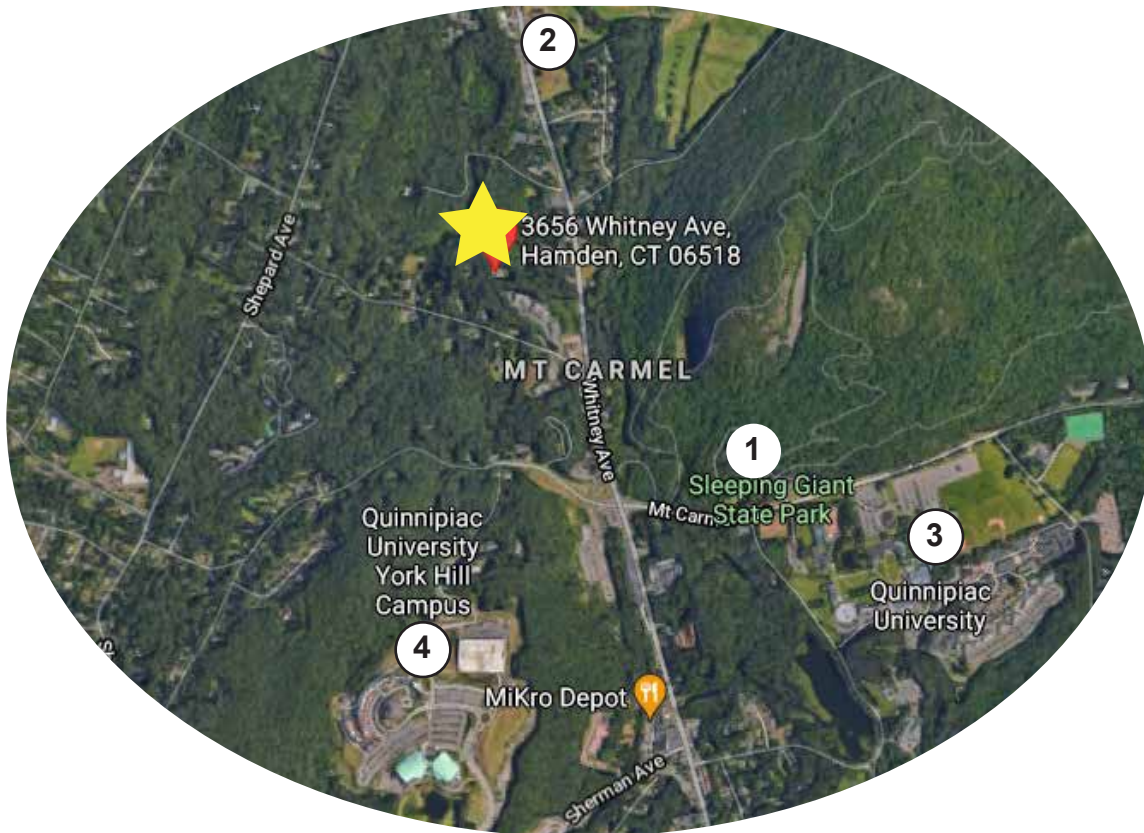


**FOR SALE - INVESTMENT/REDEVELOPMENT
PROPERTY ON 4.63 +/- ACRES**

3656 Whitney Avenue, Hamden, CT 06518-1516



COLONIAL PROPERTIES



★ SITE- 3656 Whitney Ave, Hamden

- ① To Sleeping Giant State Park - .8 miles**
- ② To Sleeping Giant Golf Course - .7 miles**
- ③ To Quinnipiac University - .7 miles**
- ④ To Quinnipiac University- York Campus- 2 miles**

Other Nearby Points of Interest:

To Yale University- 7.9 miles

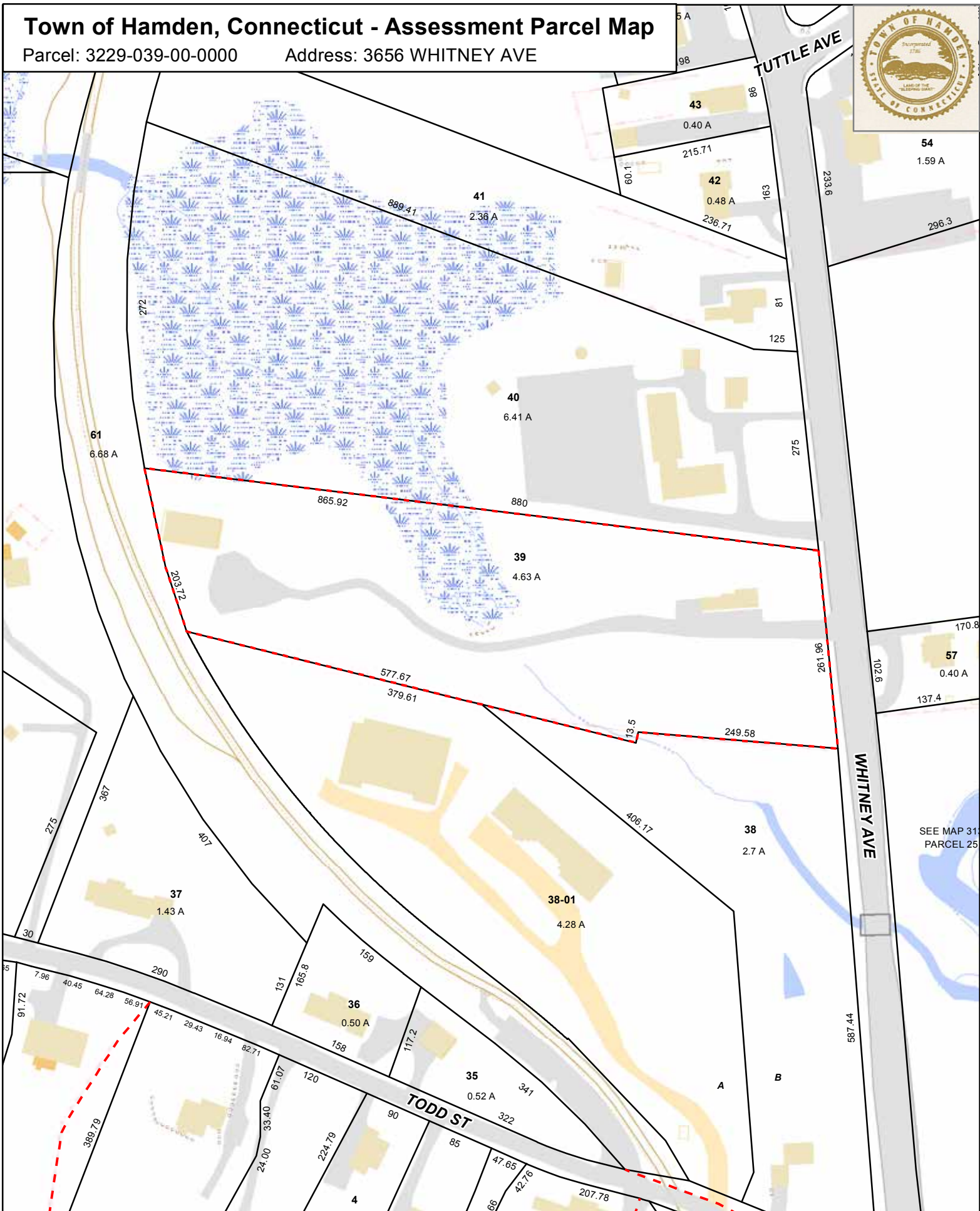
To Yale New Haven Hospital - 8 miles

Downtown New Haven- 8.6 Miles

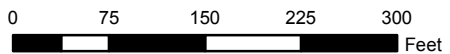
Town of Hamden, Connecticut - Assessment Parcel Map

Parcel: 3229-039-00-0000

Address: 3656 WHITNEY AVE



Approximate Scale: 1 inch = 150 feet



Map Produced: March 2018

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Hamden and its mapping contractors assume no legal responsibility for the information contained herein.

Proposed plan for front of property where existing single home sits

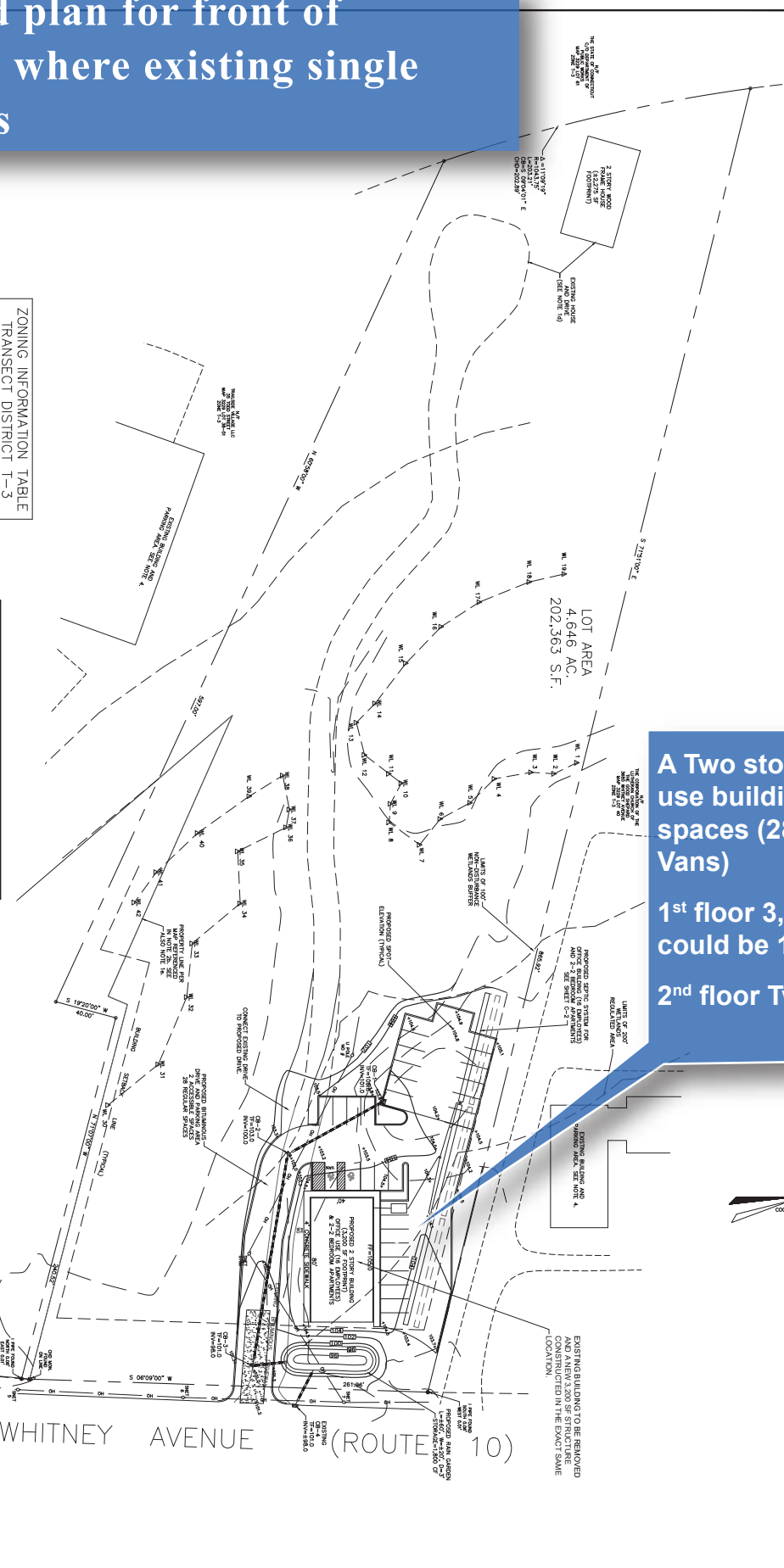
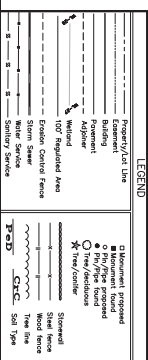
NOTES

1. SITE INFORMATION AND DATA OBTAINED BY APPROXIMATE WITH SECTION 20-505. ALL INFORMATION IS SUBJECT TO THE RESULTS OF THE FIELD SURVEY AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF A PREVIOUS RECORD. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF A PREVIOUS RECORD. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF A PREVIOUS RECORD.

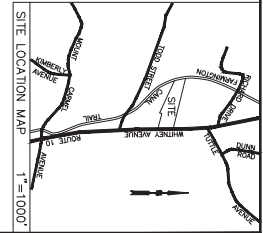
2. REFERENCE IS MADE TO THE FOLLOWING MAPS:
 A. A COPY OF THE MAPS IS ON FILE WITH THE HAMDEN TOWN CLERK'S OFFICE IN VOLUME 200 OF MAPS 222000 IN THE HAMDEN TOWN CLERK'S OFFICE IN VOLUME 200 OF MAPS 222000 WITH THE '17' ZONE.
 B. THE FRONT YARD YARD AREA OF 4,646 S.F. (102.343 S.F.) OF THE PROPERTY IS SHOWN ON THE MAPS.
 C. THE PROPERTY IS SHOWN ON THE MAPS.
 D. THE PROPERTY IS SHOWN ON THE MAPS.
 E. THE PROPERTY IS SHOWN ON THE MAPS.

ZONING INFORMATION TABLE
TRANSECT DISTRICT T-3

MINIMUM LOT AREA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SQ. FT.)	4,571/AC	4,646 AC	4,646 AC
MINIMUM LOT WIDTH (FEET)	120	281.96'	281.96'
MINIMUM BUILDING COVERAGE (%)	25	1.8	5.8
MINIMUM DRIVEWAY COVERAGE (%)	30	15.2	18.6
MINIMUM FRONT YARD (FEET)	24	71.6	87.2
MINIMUM SIDE YARD (FEET)	12	61.5	68.4
MINIMUM REAR YARD (FEET)	30	<35	<35



A Two story 6,400 sq. ft mixed use building with 30 parking spaces (28 reg + 2 Handicap Vans)
 1st floor 3,200 sq ft office /retail could be 1 or two units
 2nd floor Two 2 Bdrm apartments



ALL RIGHTS RESERVED BY JOHN PAUL GARCIA AND ASSOCIATES. THIS PLAN IS THE PROPERTY OF JOHN PAUL GARCIA AND ASSOCIATES. NO PART OF THIS PLAN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JOHN PAUL GARCIA AND ASSOCIATES.

C-1

PROPOSED SITE PLAN
 3656 WHITNEY AVENUE (ROUTE 10)
 HAMDEN, CONNECTICUT

JPGA
 JOHN PAUL GARCIA & ASSOC.
 ENGINEERS & SURVEYORS
 100 FARWELL ROAD
 BETHANY, CT 06524
 OFFICE: 203-393-3306 FAX: 203-393-3941

REVISIONS	REMARKS
1	12-23-20 REVISE DRIVE, PAVING & SEPTIC SYSTEM.

DESIGNED BY: B.W.
 DRAFTED BY: C.A.B.
 CHECKED BY: J.P.G.
 SCALE: 1"=30'
 DATE: 10-8-20
 JPGA NO: 4204A

THIS PLAN PREPARED FOR:
 OWNER/APPLICANT
 GREEN OLIVE PROPERTIES
 MANAGEMENT LLC
 P.O. 1527
 GRAFTON, CT 06477
 PHONE 203 795-5748

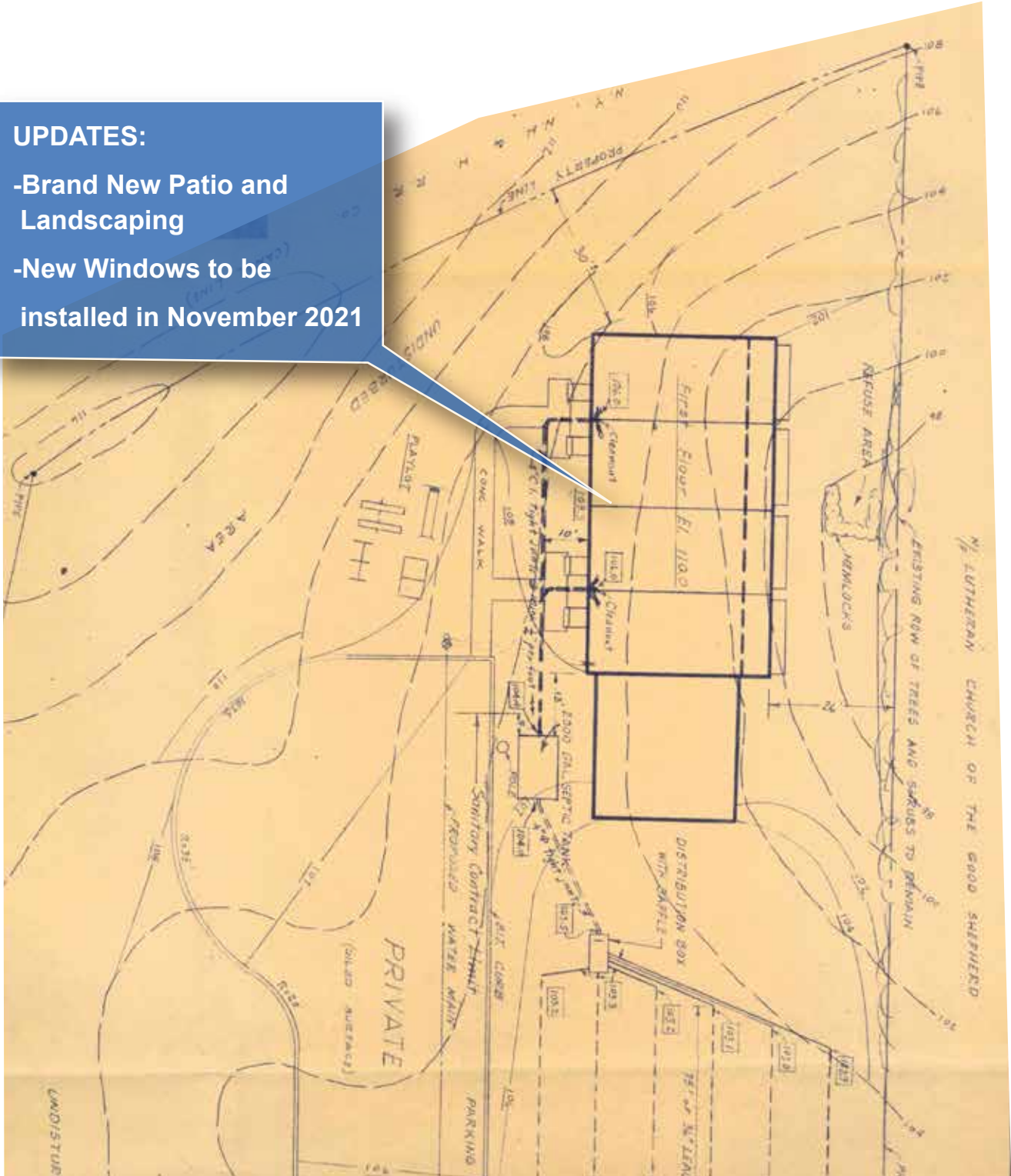
Apartment Septic for Rear Brick Building-
(4)- Two Bedroom Units
3656 Whitney Ave, Hamden, CT 06518-1516



COLONIAL PROPERTIES

UPDATES:

- Brand New Patio and Landscaping
- New Windows to be installed in November 2021

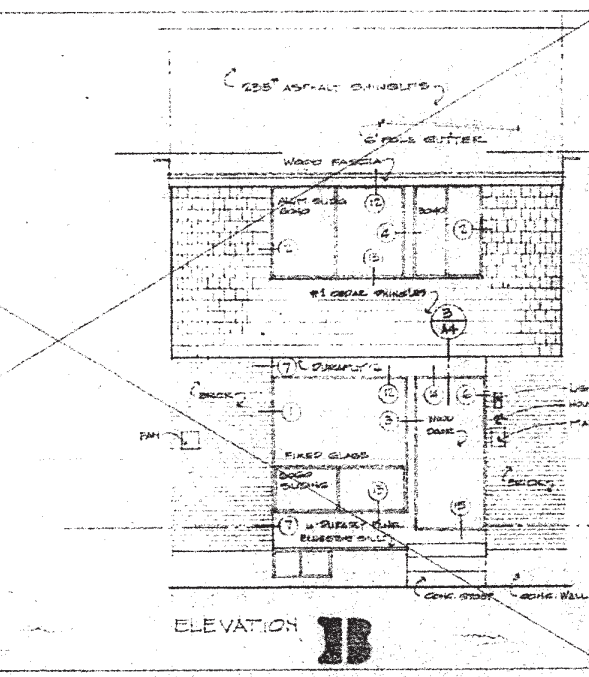
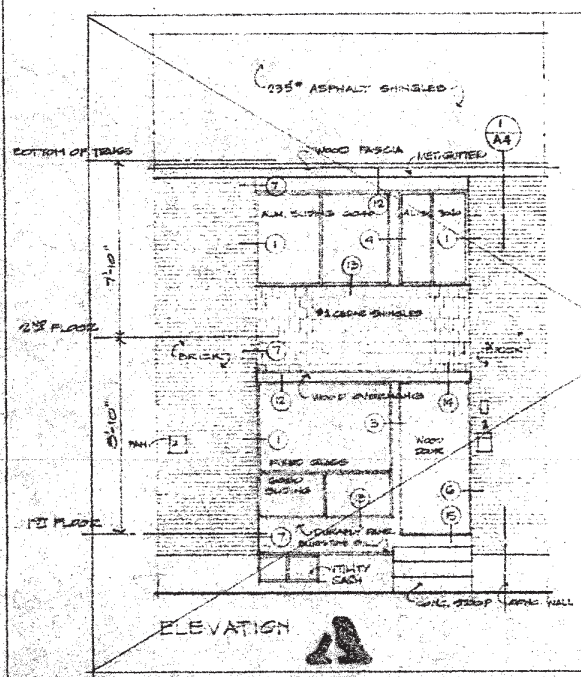
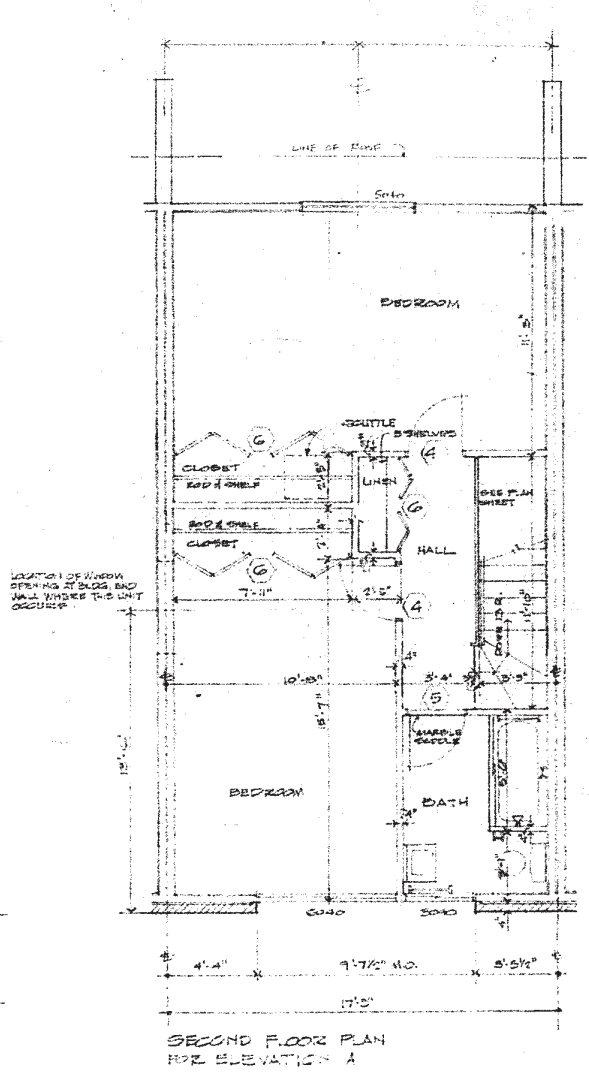
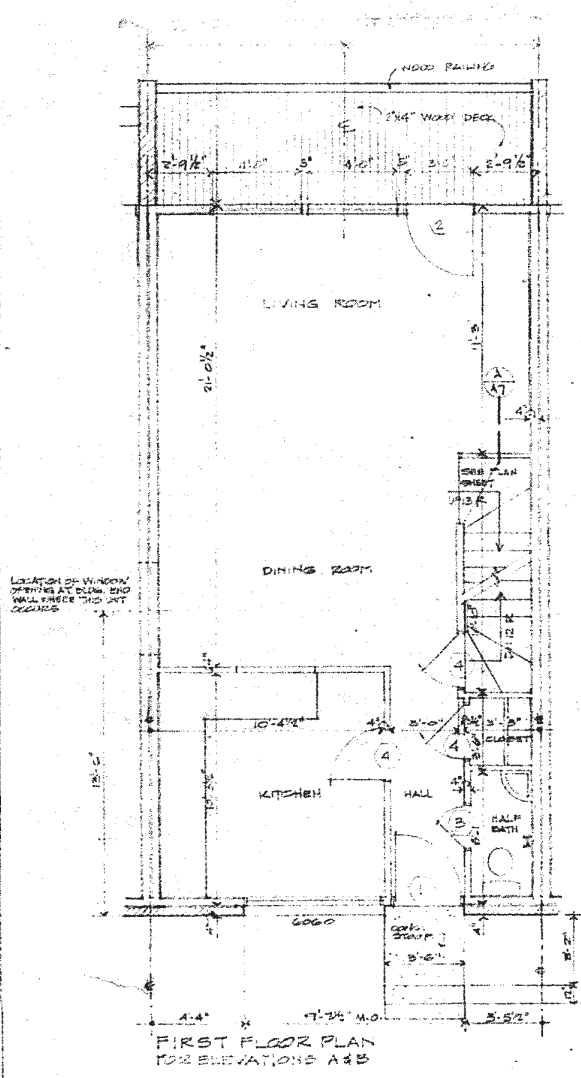


Apartments Floorplan for Rear Brick Building- (4)- Two Bedroom Units

3656 Whitney Ave, Hamden, CT, 06518-1516



COLONIAL PROPERTIES



NOTE: (1) WINDOW REFERENCES KEYED TO DRAWING A-G