

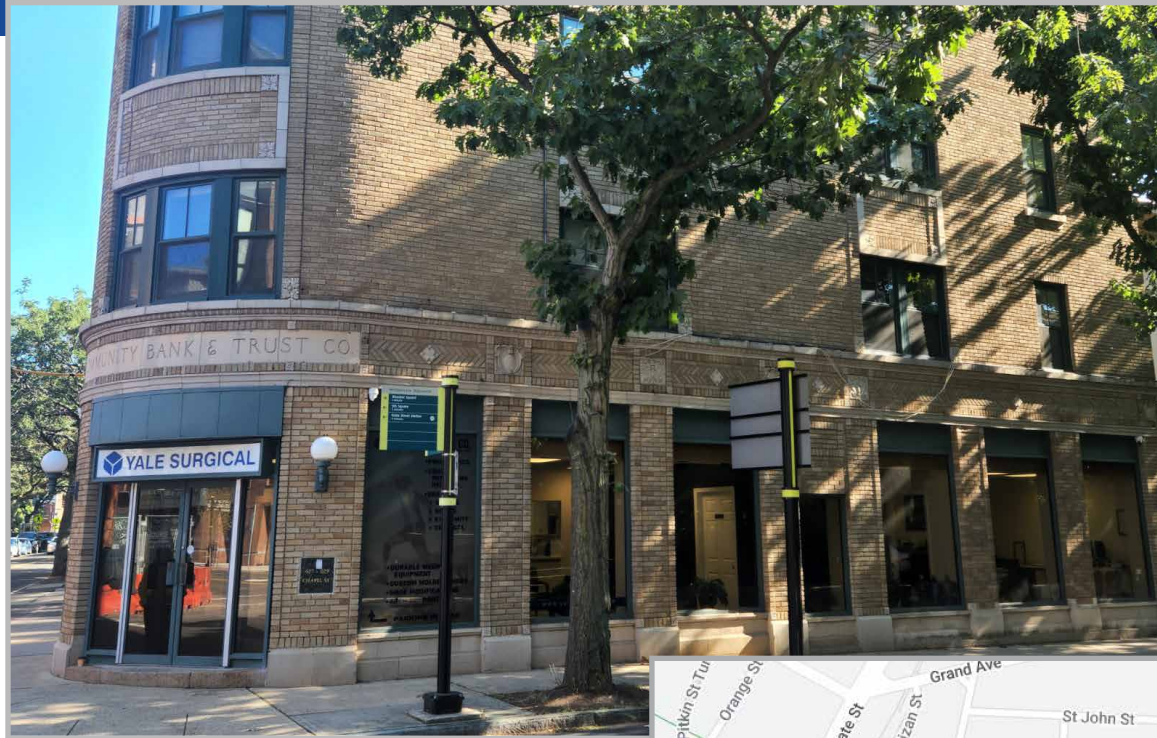
FOR SALE- INVESTMENT OPPORTUNITY

4,325 SF +/- COMMERCIAL CONDO

629 Chapel Street, 1A, New Haven

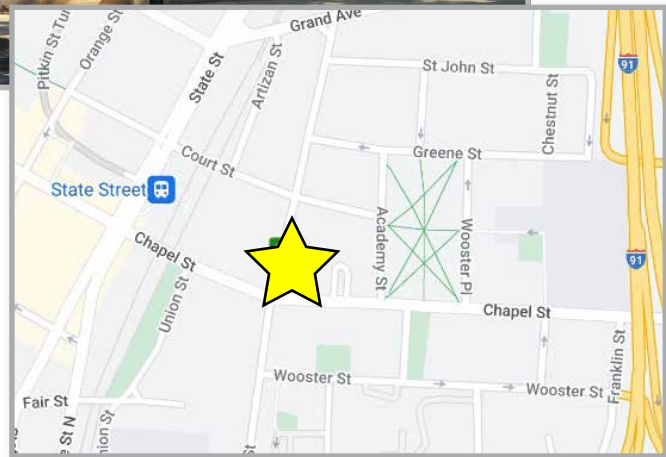


COLONIAL PROPERTIES



PROPERTY INFORMATION

- Purchase Price:** \$825,000
- CAP Rate:** 8.72 %
- Total SF:** 4,325 SF +/-
- RE & Sewer Taxes:** \$19,996.08/yr
- Zoning:** RM2
- HOA:** \$1,542.40/month



HIGHLIGHTS

- Convenient to Downtown, Yale Campus & Medical District
- Located in very iconic 5- story building
- 12 off street parking spaces
- Building installed new roof in 2008 & mechanicals are approx. 10-12 yrs old

DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
Population	37,544	162,726	262,028
Households	15,007	63,990	106,676
Avg. HH Income	\$65,865	\$70,412	\$79,259

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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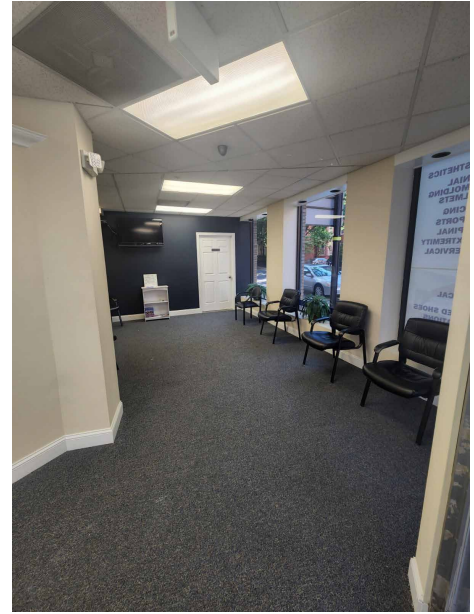
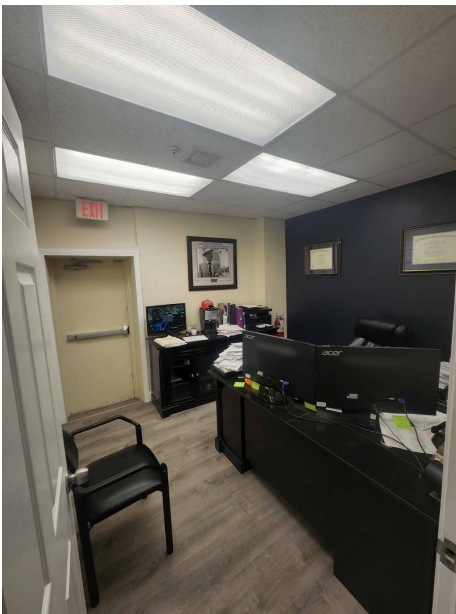
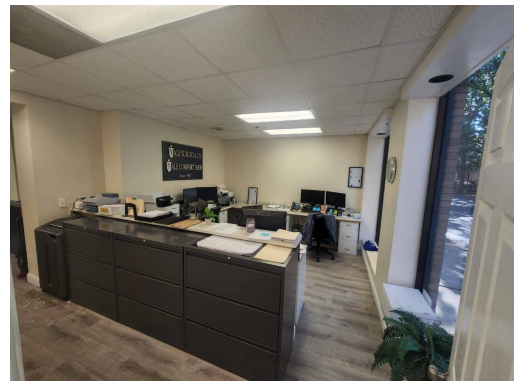
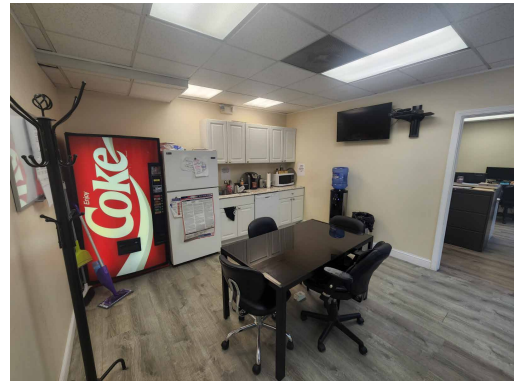
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