

Felicia Stafford
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 Ph: (203) 848-7909



Listing

1579 State Street, New Haven, CT 06511

Status: **Active**

County: **New Haven**

MLS#: **170407345**

Commercial For Sale

Neighborhood: **East Rock**

Sub Property Type(s): **Investment, Office, Residential Income, Other**

Tax Parcel#: **1241829**

List Price: **\$625,000**

Last Update: **06/06/2021**

Orig. List Price: **\$625,000**

Days On Market: **40**



Walkscore is: - - 26

Car-Dependent - A few amenities within walking distance.

Description of the Property Containing the Space For Sale

Potential Short Sale:	No					
Location:	Other			Fronts On:	State Road	
Acres:	0.17	In Flood Zone:	No	Elevation Certificate:		
Zoning:	IH			Conforming Use:		
Year Built:	1900	Number of Units:	1	Number of Tenants:		
Property Tax:	TBD	Mil Rate:	43.88	Assessed Value:	\$250,460	Tax Year: July 2020-June 2021

Description of the Space For Sale

Present Use:	Church and S/F Rental			Potential Use:	Hall, Build Apartments, etc.
Stories:	2	Ceiling Height:	Restrooms:4	Overhead Doors:	Loading Docks:
Business Included:	No			ADA Compliant:	

Features

Lot Description:	Dry, Level Lot
Construction:	Frame, Concrete, Masonry
Foundation:	Concrete
Roof:	Asphalt Shingle
Handicap Features:	
Commercial Features:	Handicap Design, Living Space Available, Public Restrooms
Exterior Feat:	
Avail. Documents:	None

Utility Information

Available Utilities:	Electric, Gas, Telephone, Cable		
Electrical Voltage:		Electrical Amperage:	
Heat Type:	Gas on Gas, Fueled By: Natural Gas	Electrical Phases:	# of Electrical Services:
Cooling:	Ceiling Fans, Central Air		
Water & Sewer Service:	Public Water Connected, Public Water In Street, Sewage System: Septic		

Parking Information

Covered Spaces:		Uncovered Spaces:	8	Total Spaces:	8
Parking Spaces Per 1000 Sq. Ft.		Parking Description:	Unpaved, Parking Lot		

Square Foot Information

Total Square Feet:	2,300	Square Foot Source:	Owner	Space is Subdividable
Industrial Square Feet:		Office Square Feet:		Residential Square Feet:
Retail Square Feet:		Warehouse Square Feet:		Additional Space Available:

Public Remarks

Investors take notice of this high-traffic East Rock area located near downtown New Haven, universities, medical centers, and urban amenities. Easy access to interstate highways and public transportation. The IH; a heavy industrial zone, is established to provide for a broad range of industrial uses including commercial uses which are a beneficial part of the industrial development taking place in New Haven like large apartment or medical buildings. This lot has approximately 105 feet of frontage and 180 feet in length. This location is currently being used as a church with over 2,300 sq. ft. of space. Enter the main level from the front street entrance to a Sanctuary which has seating for 45 people, central air, and a ceiling fan. The attic area includes a sound studio and the building has handicap access and 2 half baths. This 2-story building has a multipurpose lower level including kitchen, office space, overflow space and 2 full baths. In addition, this lot includes a separate 2,800 sq. ft. 5-bedroom single-family house with a potential rental income over \$3,000 per month (see MLS 170407535). Other permitted uses include educational/religious uses, child daycare center, group day care home, and adult day care facility, etc. This prime location has on-site parking for multiple cars and the house has a 2 car detached garage. Call to schedule your showing.

Confidential Agent Remarks

Lot includes MLS 170407345/170407535

Marketing History

Current List Price:	\$625,000	Last Updated:	06/06/21	DOM:	40
Previous List Price:	\$625,000	Entered in MLS:	06/06/21	CDOM:	40

Original List Price: **\$625,000** Listing Date: **06/06/21**

Expiration Date: **12/31/21**

Showing & Contact Information

Showing Inst: **Call listing agent or use Showingtime for availability**

Lockbox: **None/**

Date Available: **At closing**

Bank Owned: **No**

Owner: **Owner of Record**

Owners Phone:

Occupied By:

Directions: **I95 to I91, Exit 5 State Street**

Listing & Compensation Information

Listing Contract Type: **Exclusive Right to Sell/Lease**

Service Type: **Full Service**

Sign: **No**

Buyer's Agent Comp.: **2% of sale price**

Listing Distribution Authorizations

The List Office has authorized distribution to: **RPR, Homesnap, IDX Sites, Realtor.com, immoviewer**

The List Agent has authorized distribution to: **Homes.com, Homesnap, IDX Sites, Realtor.com**

*** NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. ***

Listing Agent/Broker Information

List Agent: **Felicia J. Stafford (STAFFORFE) Lic.#: RES.0800841**

Phone: **(203) 848-7909**

Website:

Email: **fjstafford9@gmail.com**

List Office: **Coldwell Banker Realty (CBML30)**

Phone: **(203) 878-7424**

Website: **https://www.coldwellbankerhomes.com**

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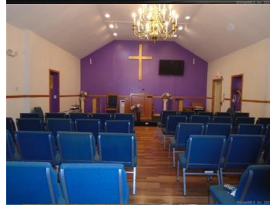
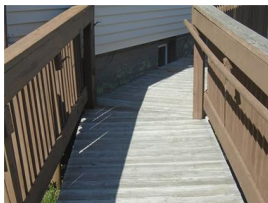
Att. Docs-download only

Photos

170407345 1579 State Street, New Haven

Active

List Price: **\$625,000**



Public Records

Public Records & Tax Report

1579 State St, New Haven, CT 06511-2740

County: **New Haven**

Parcel Number: **1241829**

Assessor's APN: **152 0844 01700**

Census Block: **1003**

Census Tract: **142500**

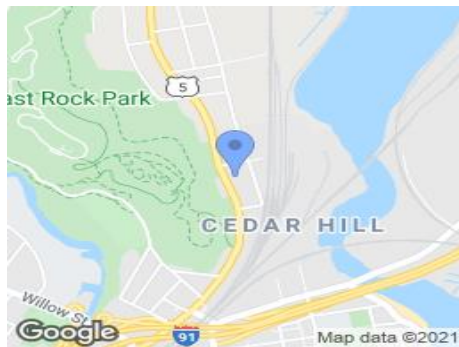
Carrier Route: **C065**

Zoning: **IH**

Latitude: **41.325831**

Longitude: **-72.896612**

Property Use Type: **Governmental & Non-Taxable / Other**



Current Ownership Information

Owner(s): **Abundant Harvest Outreach**
How Related:
Owner's Address: **68 Hobart St, New Haven, CT 06511**
Owner Occupied: **No**

Transaction Details

Type of Sale: Recorded: **Vol: 6193, Page: 158**
Closing Date: **08/23/2002** Sale Price: **\$125,000**
Type of Deed: **Warranty** Nominal Sale: **No**
Mtg Date: Mtg Recorded: **Vol: , Page:**
Arms Length Sale:

Most Recent Tax & Assessment Information

Tax Amount: Base Mil Rate: **43.880** Assessed Land Value: **\$51,800**
Tax Year: **July 2020-June 2021** Tax Dist. Mil Rate: **N/A** Assessed Building Value: **\$198,660**
Fiscal Year: **2020** Total Mil Rate: **43.880** Total Assessed Value: **\$250,460**
Municipal Tax District: Date of Last Update: **07/13/20**

Property Characteristics

Lot & Exterior
Lot Size in Acres: **0.17** Lot Size in Sq Ft: **7,500** Common Ownership %:
Type of Parking:
General Construction:
of Buildings: **2** Building Style: Year Built:
Type of Construction: Building Condition: Last Major Renovation:
Exterior Covering: Type of Roof: Roofing Material:
Type of Basement: Heating System: Heating Fuel:
Building Size Information
Gross Building Sq Ft: # of Units: **1** Unit is on Floor #:
Living Area in Sq Ft: First Floor Sq Ft: Attic Area in Sq Ft:
Basement Area in Sq Ft: Unfinished Bsmt Sq Ft: # of Floors:
of Rooms: # of Bedrooms: # of Full Baths:
of Half Baths:
Property Amenities
Number of Fireplaces: Additional Amenity: **Outbuildings** Additional Amenity: **Air Conditioned**

Recent Public Notices

Public Notice: **None**

Sale & Mortgage Origination History

Property Address: **1579 State St, New Haven, CT 06511-2740** Parcel Number: **1241829**

1. Property Transfer

Buyer(s): **Abndnt Hrv Otrch Minst** Sale Recorded: **Vol: 6193, Page: 158**
Seller(s): **Karl F Derbacher** Transaction ID: **2487749/S**
How Related: **and Spouse**
Sale Date: **08/23/2002** Sale Price: **\$125,000** Nominal Sale: **No**
Sale Type: **Deed Type: Warranty** Arms Length Sale:
Multi Parcels? **No**

Tax Assessment History

Year	Assessment	Year	Assessment	Year	Assessment	Year	Assessment
2019:	\$250,460	2018:	\$250,460	2017:	\$250,460	2016:	\$234,710
2014:	\$234,710	2013:	\$234,710	2012:	\$234,710	2011:	\$181,720
						2010:	\$181,720

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Maps

1579 State Street, New Haven, CT 06511

Property ID: 1241829

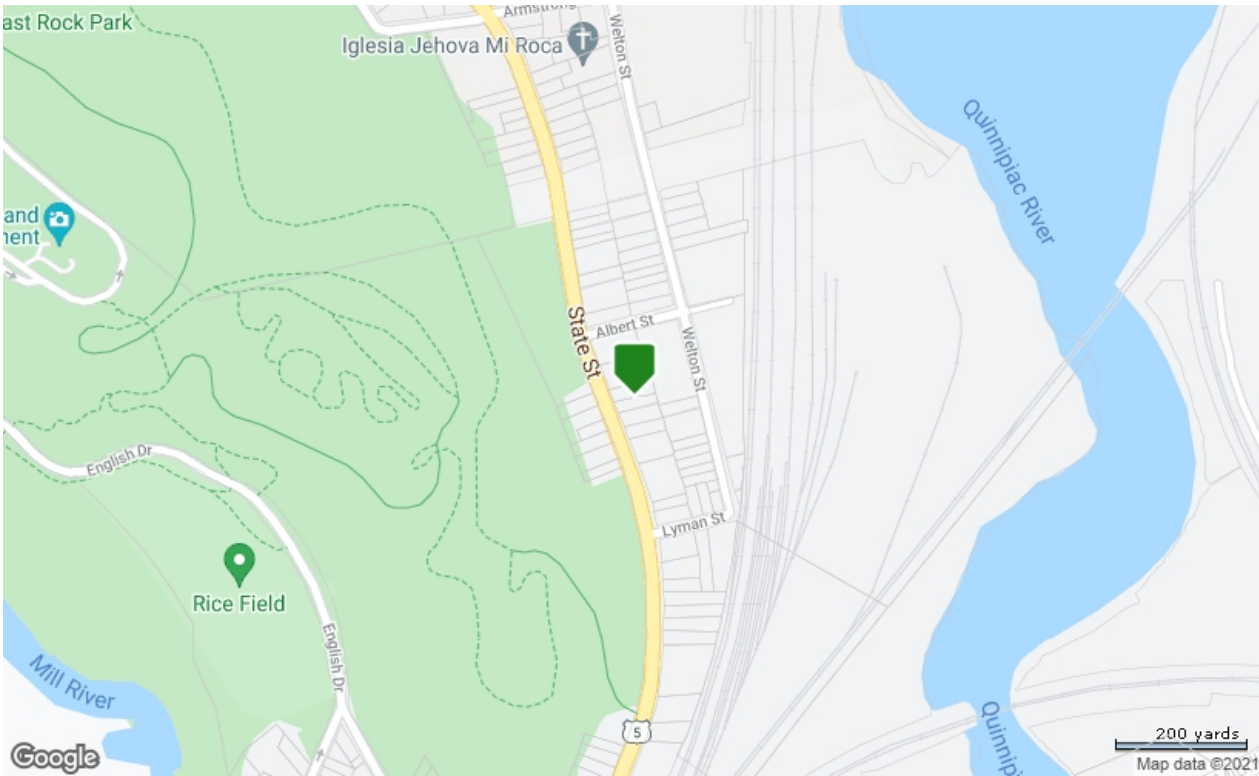
Flood Map

Property Dimensions



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain 100-year Floodway
- 100-year Floodplain Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

Interactive Map



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💧 Flood

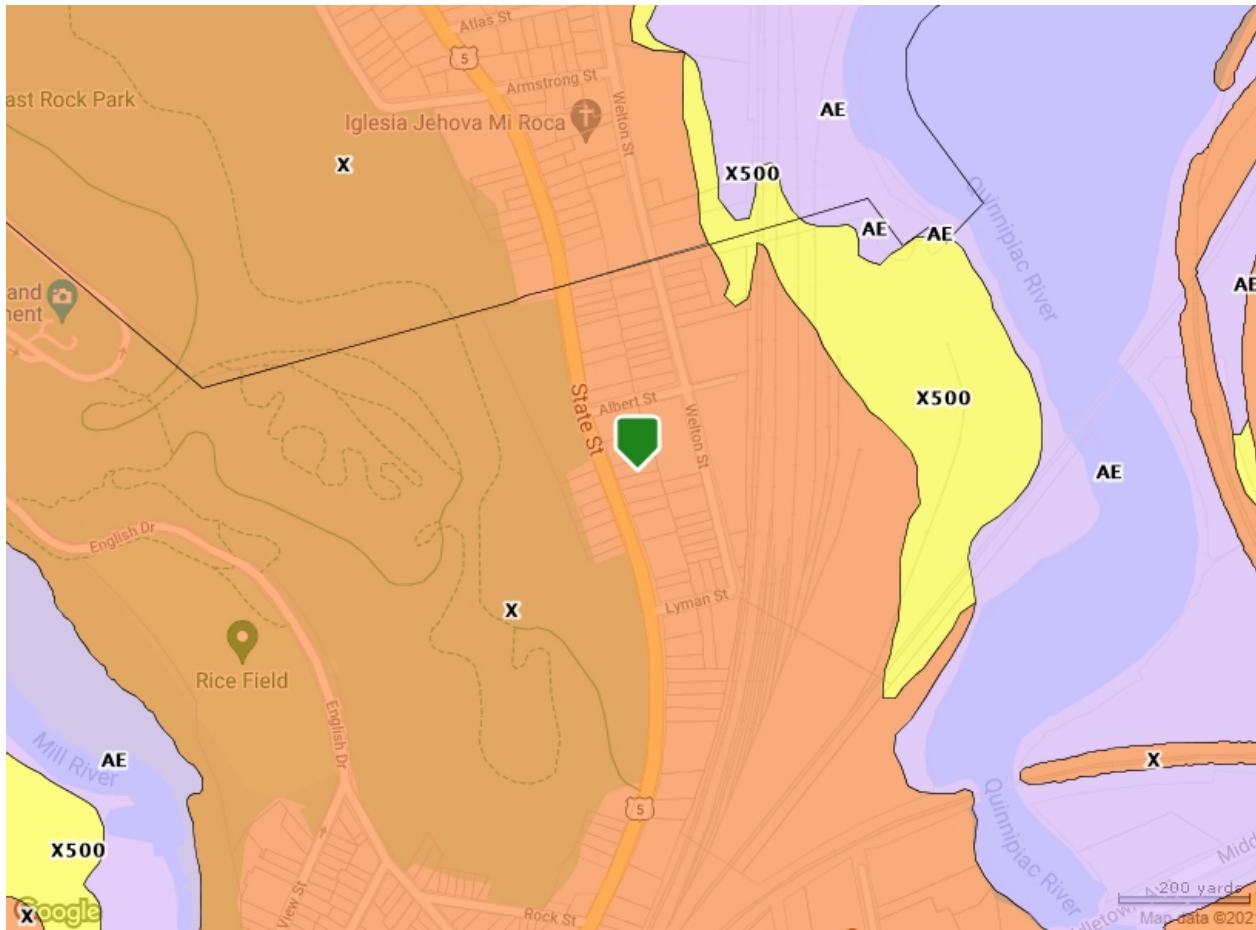
Property Flood Report

1579 State Street, New Haven, CT 06511

MLS#: [170407345](#)

Flood Zone Code:	X	Within 250 feet of Multiple Flood Zones:	No
Flood Zone Panel:	09009C0434J	Special Flood Hazard Area (SFHA):	Out
Panel Date:	07/08/2013		
Flood Code Description:	Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.		

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

Information contained in this Flood Report has been compiled from various sources, all of which may not be completely accurate. Smart MLS makes no warranty or representation as to the accuracy of this information. All information that influences a decision to purchase a listed property should be independently verified by the purchaser. Report Generated on 07/16/2021 12:13:11 PM, Copyright 2021 Smart MLS, Inc. All rights reserved.

Prop. History

Property Marketing History

1579 State Street, New Haven, CT 06511



(Parcel ID: **1241829**)
170407345

Commercial For Sale DOM: 40 CDOM: 40 List Office: [Coldwell Banker Realty](#)

Change Type	Price History	Change Details	When Changed	DOM	Modified By
New Listing	\$625,000	ACTV -> \$625,000	06/06/21 09:23 PM		STAFFORFE



(Parcel ID: **1241829**)
170407535

Single Family For Sale DOM: 40 CDOM: 40 List Office: [Coldwell Banker Realty](#)

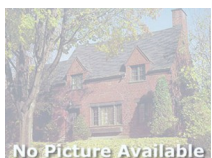
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New Listing	\$625,000	ACTV -> \$625,000	06/06/21 09:26 PM		STAFFORFE



(Parcel ID: **1241829**)
N189731

Commercial For Sale DOM: 77 CDOM: 77 List Office: [Century 21 American Dream Real](#)

Change Type	Price History	Change Details	When Changed	DOM	Modified By
Closed	\$125,000	A -> CL	08/22/02 12:00 AM		BARRYSU
Misc. Change		Misc. Change	03/15/02 12:00 AM		(System)
New Listing	\$145,000	ACTV -> \$145,000	03/15/02 12:00 AM		(System)



(Parcel ID: **1241829**)
N189730

Single Family For Sale DOM: 77 CDOM: 77 List Office: [Century 21 American Dream Real](#)

Change Type	Price History	Change Details	When Changed	DOM	Modified By
Closed	\$125,000	A -> CL	08/22/02 12:00 AM		BARRYSU
Misc. Change		Misc. Change	03/15/02 12:00 AM		(System)
New Listing	\$145,000	ACTV -> \$145,000	03/15/02 12:00 AM		(System)

