

# FOR SALE- MIXED-USE INVESTMENT/ REDEVELOPMENT OPPORTUNITY

805-809, 813-815 Campbell Ave & 72 Hall St, W. Haven



COLONIAL PROPERTIES



## PROPERTY INFORMATION

Sale Price:	\$2,050,000
Total # of Parcels:	4
Total # Bldgs:	3
Acres:	.76 +/- total
Property Taxes:	\$26,344/year total
Zoning:	R3



Located directly off I-95, exit 43

## HIGHLIGHTS

- Prominent frontage along a primary commercial artery, and located directly off I-95, exit 43
- Consists of 4 contiguous parcels w/a 4,000 SF ± commercial bldg, a 3-family home, a 2-family home & .16 +/- acre vacant lot
- Flexible mixed-use positioning with strong visibility and accessibility
- Close proximity to downtown amenities, shoreline attractions, transit, I-95, & Route 1
- Ideal for developers, investors, and owner-operators seeking scale and upside



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## PROPERTY DESCRIPTION

Introducing a rare, strategic assemblage along the Campbell Avenue corridor and directly off of I-95, exit 43 in West Haven, offering a compelling combination of commercial space, income-producing residential assets, and long-term redevelopment potential. The property consists of 805- 807, 809, 813-815 Campbell Ave and 72 Hall St — providing contiguous acreage rarely available in this market.

The assemblage includes a 4,000 SF ± commercial building with strong street presence, a three-family residence comprised of three 2-bedroom/1-bath units, and a two-family property featuring one 2-bedroom/1-bath unit and one 1-bedroom/1-bath unit, and a .16 +/- acre vacant lot.

This contiguous portfolio features strong street presence, flexible mixed-use zoning, and access to local amenities. Ideal for owner-occupiers, investors, or developers looking to capitalize on future land use opportunities and the vibrancy of a growing West Haven market.

