



FOR LEASE

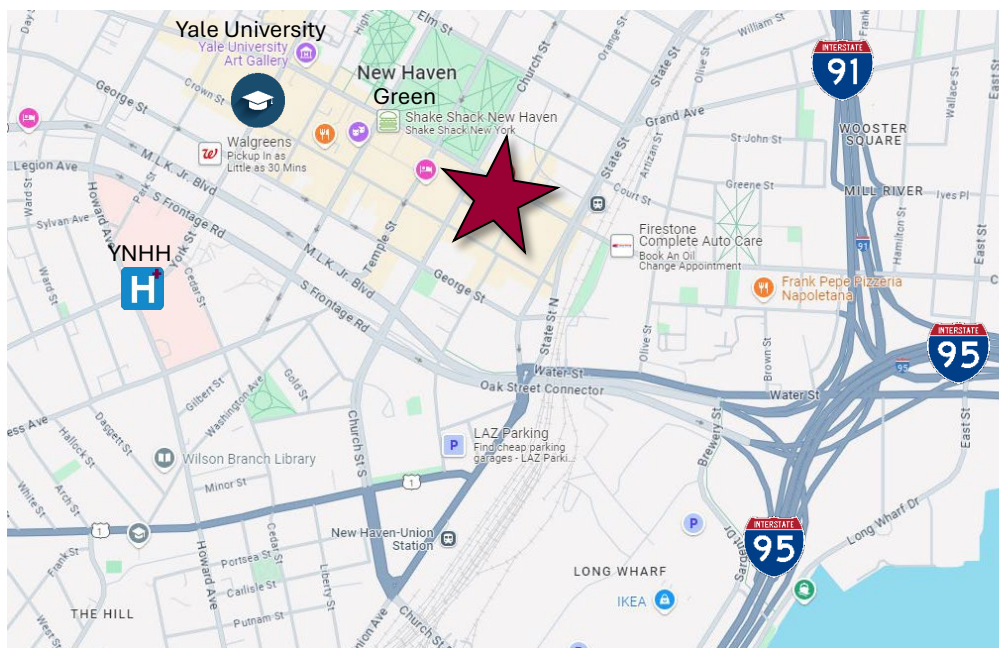
827 Chapel Street, New Haven, CT 06510

2,000 – 4,296± SF PRIME RETAIL SPACE – DOWNTOWN NEW HAVEN

LEASE RATE: \$25/SF NNN

HIGHLIGHTS

- **Prime Downtown New Haven Location**
- Situated on the edge of New Haven Green
- 2,000 - 4,296± SF Street-Level Retail Space
- Yale Community
- High Traffic & Visibility
- Adjacent to 162-Unit Student Housing Development Currently Under Construction and the very popular **Tous les Jours Bakery Café**
- Close Promimity to **over 1,000 Residential Units Currently Under Construction**



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WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882
Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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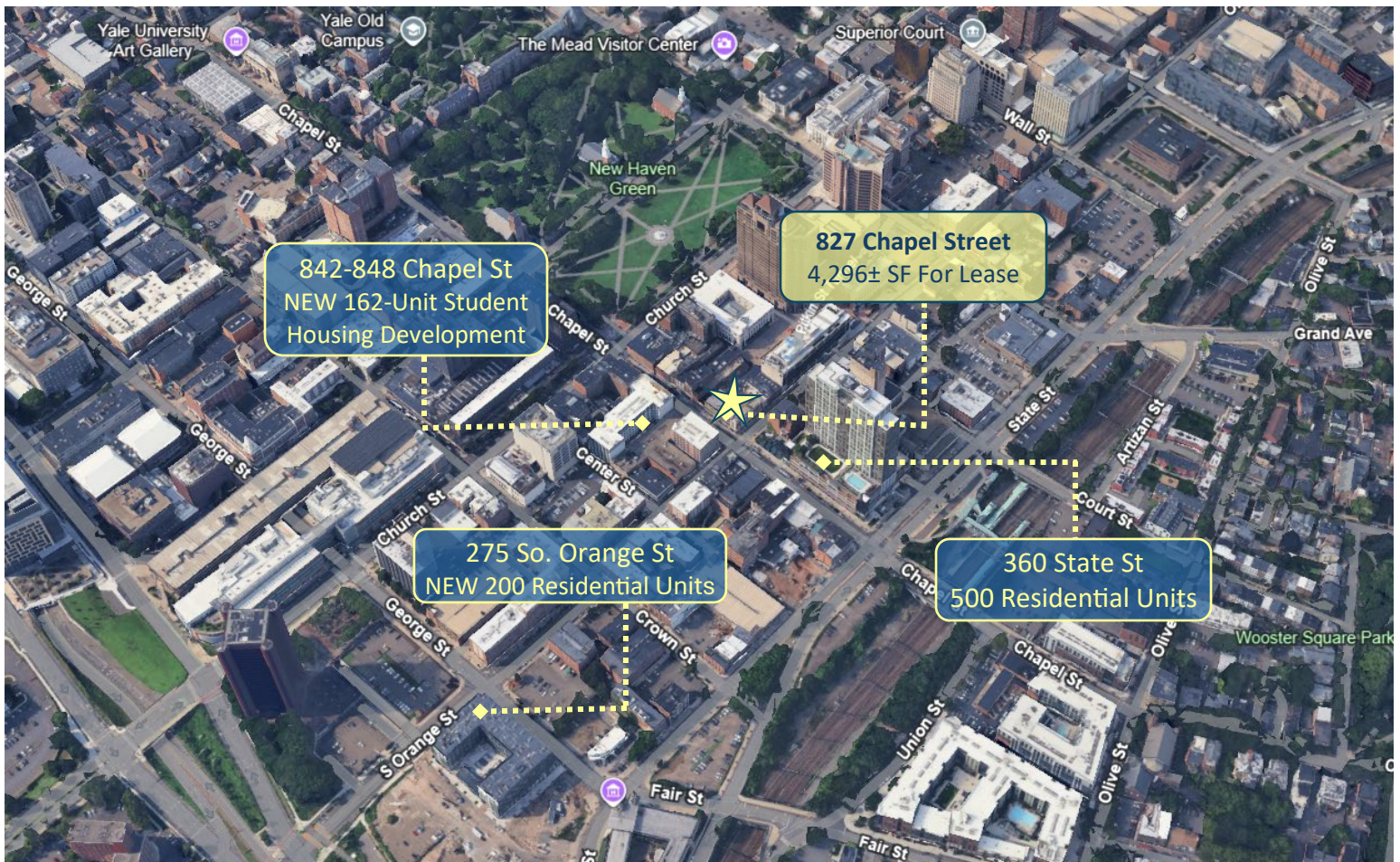


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BUILDING INFORMATION

GROSS BLDG AREA: 8,592± SF Including Lower Level (4,296± SF)

AVAILABLE AREA: 2,000± SF – 4,296± SF

OF FLOORS: 1 Floor 4,296± SF (Street-Level Access), 4,296 SF Basement Beneath

CONSTRUCTION: Masonry

ROOF TYPE: T&G Rubber

YEAR BUILT: 1900 – Renovated Presently

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air Throughout

HEAT: Oil/Gas, Hot Water

SITE INFORMATION

SITE AREA: 0.11± AC

ZONING: BD1

PARKING: Street Parking

SIGNAGE: Building

HWY ACCESS: I-95 & I-91

UTILITIES

SEWER/WATER: Public Connected

GAS: Yes

EXPENSES

RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord

DIRECTIONS:

I-95 to Exit 47 toward Martin Luther King Blvd / Downtown New Haven to Oak St Connector to Church St to Chapel St.



New Residential Housing Development at 842-848 Chapel St



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