



COLDWELL BANKER REALTY

Information for:

2764 Whitney Avenue, Hamden, CT



Sarah Beth Luce-Del Prete

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203-887-2295

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Sarah Luce-Del Prete, LIC # RES.0788594

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2764 Whitney Avenue, Hamden, CT 06518

\$415,000

Active

Investment, Office, Residential Income



Commercial For Sale

Listing ID : **24114151**

Parcel Number: **1143535**

DOM / CDOM: **45 / 45**

County: **New Haven**

Neighborhood: **Mount Carmel**

Complex Name:

Is also for Sale/Lease: **/**

Overview

Welcome to 2764 Whitney Avenue - a unique and spacious property offering endless possibilities in a prime location! Currently configured as a single-family home, this residence is ideal for homeowners, investors, or entrepreneurs looking to capitalize on its flexible layout and zoning options. Featuring 5 bedrooms and 2 full bathrooms, the home boasts generous living space, a functional floor plan, and abundant natural light throughout. On the first floor find an updated kitchen, dining area, living room, large foyer, two bedrooms, plus a full bathroom. Head upstairs to three additional bedrooms, an office area, second full bathroom, plus stairs to the walk up attic - offering more space and potential for expansion. Key Highlights: *Zoned for potential two-family or mixed-use conversion (buyer to verify with zoning). *Ample square footage to support residential and/or commercial layouts. * Second floor has a separate entrance *Full basement and plenty of off-street parking. *Convenient location on the bus line and close to shops, schools, and major highways. Whether you're looking to live in and earn rental income, establish a live/work space, or convert to a fully commercial use, this property is a rare opportunity that offers both comfort and potential and is charming yet functional. Schedule your private showing today and explore the possibilities!

This property was formerly an office for many years. It has been used as residential since 2017. Zoning offers possibility for returning to commercial, 2F or mixed use.

Structural/Parking Information

Year Built:	1920	Construction:	Frame
Number of Stories:		Roof:	Asphalt Shingle
Number of Units:	1	Foundation:	Concrete, Stone
Number of Tenants:		Flooring:	Wood
ADA Compliant/Handicap Features:	/	Ceiling Height:	
SqFt/SqFt Source:	2,536/Public Records	# of Restrooms:	
Space is Subdividable:		# of Loading Docks:	
Covered Parking Space:		# of Overhead Doors:	
Uncovered Parking Space:	8	Office SqFt:	
Total Parking Spaces:	8	Retail SqFt:	
Parking Spaces per 1,000 SqFt:		Industrial SqFt:	
Garage/Parking Info:	8 Total Spaces, Driveway, Off Street Parking, Parking Lot	Warehouse SqFt:	
Commercial Features:		Residential SqFt:	2536
Exterior Features:	Sidewalk	Additional Space Available YN:	

Building Information

Present Use:	Residential	Tax Year:	July 2025-June 2026
Potential Use:	Office, 2F, Mixed Use	Taxes:	\$14,962
Business Included:		Tax District Amount:	
Assessment:	\$	Gross Annual Income:	
Mil Rate:	51.88	Gross Annual Expense:	
		Net Operating Income:	

)

Units

Type Unit	# Unit	Full Baths	Part Baths	Avg Sqft	Avg Month Rent	# Vacant	Appliances Included
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Utility Information

Heat Type/Fuel:	Hot Water/Electric	Available Utilities:	Electric, Gas Available, Cable
Cooling:	Wall Unit	Electric Voltage:	
Hot Water System:		Electric Amperage:	
Water Service:	Public Water Connected	Electric Phases:	
Sewage System:	Public Sewer Connected	# of Electrical Services:	
Annual Sewer Fee/Assessment:			

Lot & Location

Acres:	0.46	Lot Description:	Corner Lot, Sloping Lot
Zoning:	T3	In Flood Zone:	
Location:	Highway Access	Elevation Certificate:	
Road Frontage Description:	State Road	Available Documents:	Plot Plan/Survey
Road Frontage Feet Approx:		Traffic Count:	

Walk Score® : 52 Somewhat Walkable - Some errands can be accomplished on foot

Listing Information

Directions:	Whitney, on the corner of Cannon	Acceptable Financing:	
Sign:	Yes	Date Available:	Immediate
		Potential Short Sale / Comments:	No /
		The following items are not included in this sale:	

Property Management

Property Management Type:		Property Manager:	
Property Management Company:		Property Manager Phone/Email:	/
Property Management Company Phone:			

Marketing History

List Price:	\$415,000	Entered in MLS:	07/25/2025
Previous List Price:	\$415,000	Listing Contract Date:	07/25/2025
Original List Price:	\$415,000	Listing Last Updated:	07/26/2025
Price Last Updated:		Sale Financing:	
List Price as % of Assessed Value:	154%		



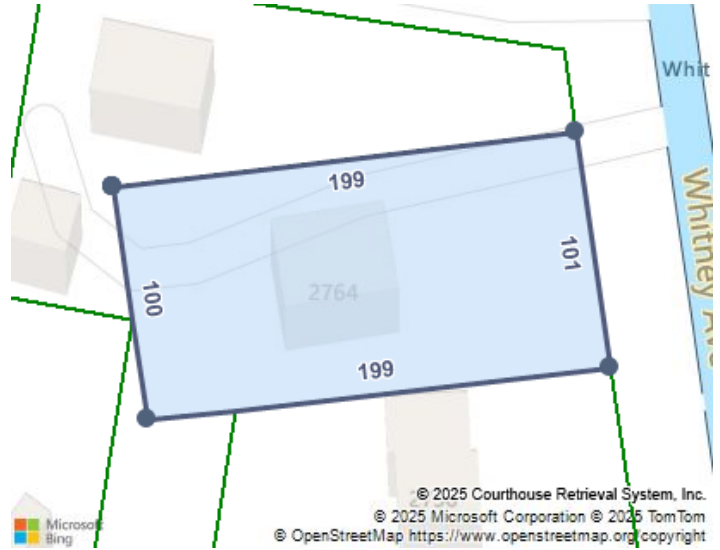
Listing ID **24114151** **Commercial For Sale** **2764 Whitney Avenue, Hamden, CT 06518**



Prepared By: Sarah Luce-Del Prete Lic.#:RES.0788594 | Coldwell Banker Realty | 09/09/2025 02:19 PM

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LOCATION

Property Address	2764 Whitney Ave Hamden, CT 06518-2504	
HOA		
HOA Fees		
County	New Haven County, CT	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	1143535
APN	HAMD M:2831 B:163 L:00-0000
2020 Census Trct/Blk	1660.02/5
Assessor Roll Year	2025

PROPERTY SUMMARY

Property Type	Residential
Land Use	101:1-Family Residence
Improvement Type	1-Fam Res
Living Area Sq. Ft.	2536

CURRENT OWNER

Name	Entrust Group Inc Biller Jacqueline
Mailing Address	2750 Whitney Ave Hamden, CT 06518-2504
Owner Occupied	No
Owner Relationship	

SCHOOL ZONE INFORMATION

Shepherd Glen School	1.7 mi
Primary Middle: K to 6	Distance
Hamden Middle School	1.3 mi
Middle: 7 to 8	Distance
Hamden High School	2.4 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 08/22/2025

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
1/3/2000		Miller Sid M And Miller Harriett H				1915/240

TAX ASSESSMENT

Tax Assessment	2025	Change (%)	2024	Change (%)	2023
Assessed Land	\$77,770.00	-\$58,520.00 (-42.9%)	\$136,290.00		\$136,290.00
Assessed Improvements	\$210,630.00	\$77,700.00 (58.5%)	\$132,930.00	\$8,960.00 (7.2%)	\$123,970.00
Total Assessment	\$288,400.00	\$19,180.00 (7.1%)	\$269,220.00	\$8,960.00 (3.4%)	\$260,260.00

Exempt Reason

% Improved 73%

Base Mill Rate: 51.880**Tax Dist Mill Rate:** N/A**Total Mill Rate:** 51.880**Municipal Tax District:****TAXES**

Tax Year	City Taxes	Total Taxes
2025	\$14,962.00	\$14,962.00
2024	\$14,971.00	\$14,971.00
2023	\$14,673.00	\$14,673.00
2022	\$14,439.00	\$14,439.00
2021	\$13,648.00	\$13,648.00
2020	\$12,135.00	\$12,135.00
2019	\$11,406.00	\$11,406.00
2018	\$11,196.00	\$11,196.00
2017	\$10,566.00	\$10,566.00

MORTGAGE HISTORY

No mortgages were found for this parcel.

LIEN HISTORY

No liens were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING**Building # 1**

Type	1-Fam Res	Condition	Average	Units	1
Year Built	1920	Effective Year		Stories	2
BRs	4	Baths	2 F 1 H	Rooms	8
Living Area Sq. Ft.	2,536	Gross Sq. Ft.	5,072		
Building Square Feet (Living Space)			Building Square Feet (Other)		
First Floor Area 1558			Attic 978		
			Basement Unfinished 1098		

- CONSTRUCTION

Quality		Roof Framing	Gable
Shape		Roof Cover Deck	Shngls&Asphalt
Partitions		Cabinet Millwork	
Construction Style	Old Style	Floor Finish	
Foundation		Interior Finish	
Floor System		Air Conditioning	
Exterior Wall	Vinyl Siding	Heat Type	Forced Hw
Structural Framing		Heat Fuel	Natl Gas
Fireplaces		Plumbing Fixtures	

- OTHER

Occupancy	Building Data Source		
PROPERTY CHARACTERISTICS: EXTRA FEATURES			
Feature	Size or Description	Year Built	Condition
Outbuildings			
Paved Area			

PROPERTY CHARACTERISTICS: LOT

Land Use	101:1-Family Residence	Lot Dimensions	
Block/Lot		Lot Square Feet	20,038
Latitude/Longitude	41.396544°/-72.897496°	Acreage	0.46

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	Special School District 1
Zoning Code	Special School District 2
T3	
Owner Type	

POWER PRODUCTION

No power production information was found for this parcel.

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	09009C0294K	05/16/2017























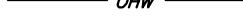













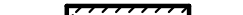





LISTING ARCHIVE

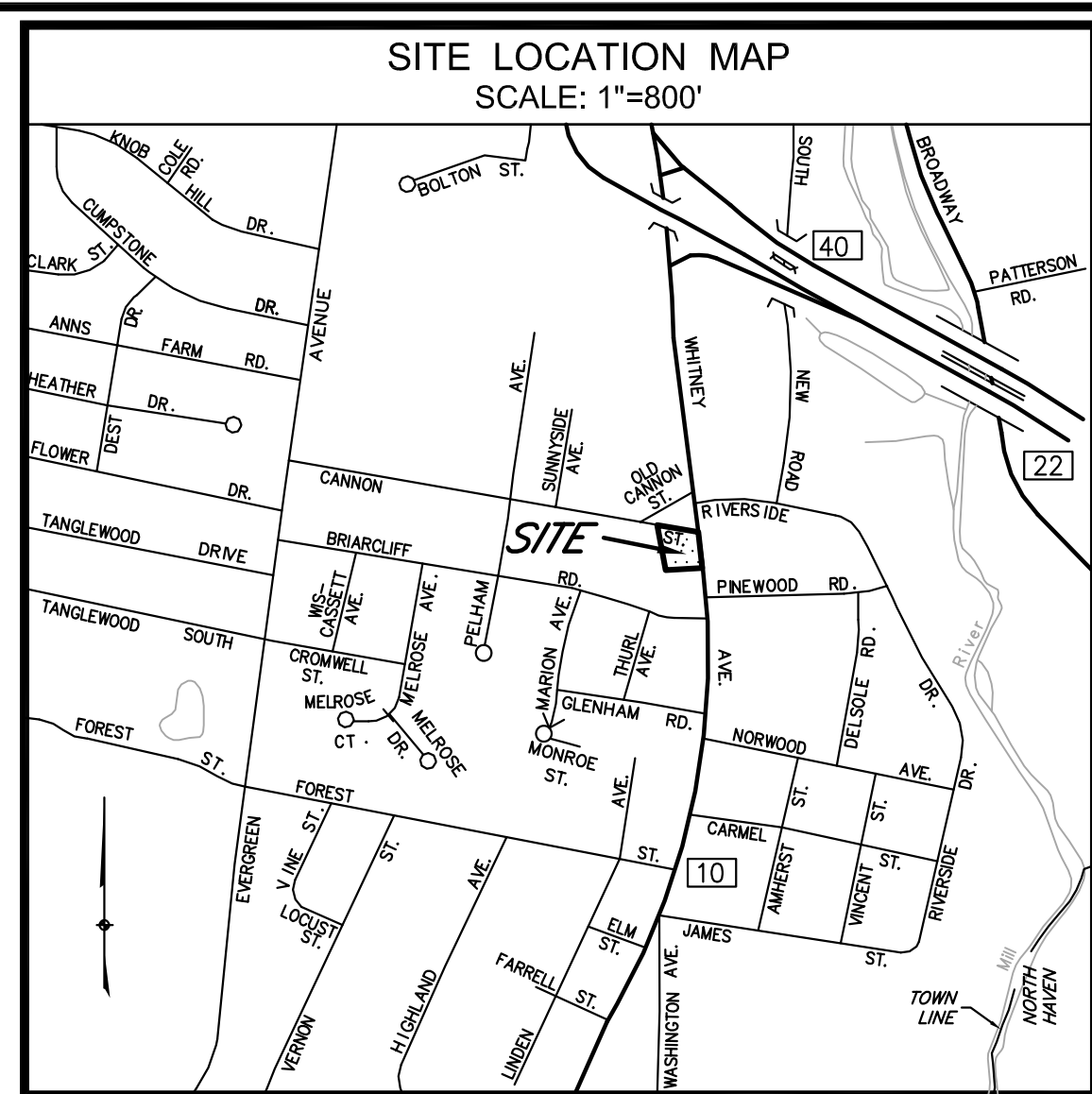
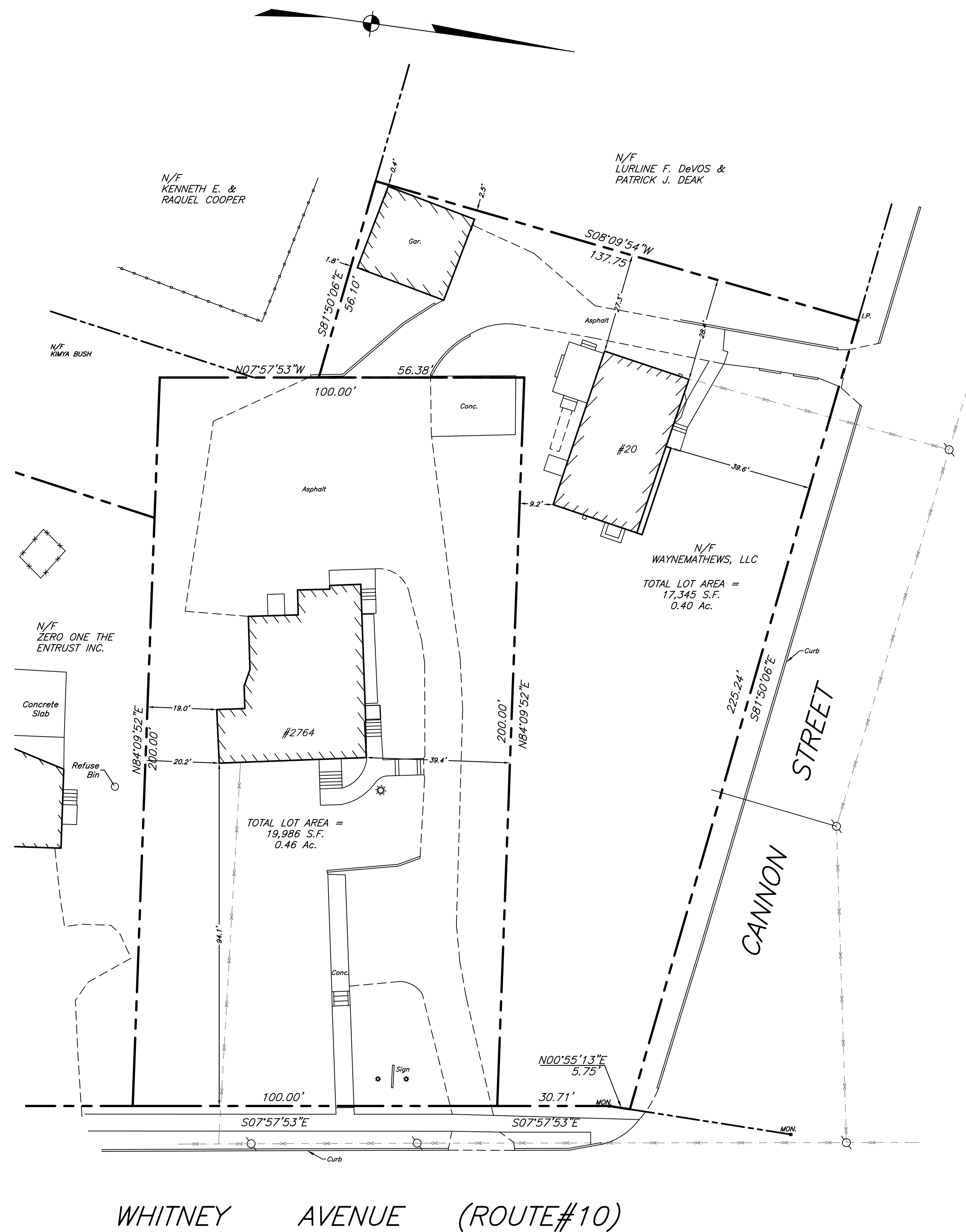
MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
24113879	For Sale	07/25/2025	07/25/2025	\$415,000			Sarah Luce-Del Prete	Coldwell Banker Realty		
24114151	For Sale	07/25/2025	07/25/2025	\$415,000			Sarah Luce-Del Prete	Coldwell Banker Realty		
170021811	Lease Listing Cancelled	06/13/2018	10/09/2017	\$1,500			Ellen Nathanson	Press/Cuozzo Realtors		
170021764	Lease Listing Cancelled	06/13/2018	10/06/2017	\$550			Ellen Nathanson	Press/Cuozzo Realtors		
170021804	Lease Listing Cancelled	06/13/2018	10/06/2017	\$2,100			Ellen Nathanson	Press/Cuozzo Realtors		
170012325	Lease Listing Cancelled	06/13/2018	09/06/2017	\$600			Ellen Nathanson	Press/Cuozzo Realtors		
N10205966	Sold	08/18/2017	03/27/2017	\$225,000	08/18/2017	\$200,000	Ellen Nathanson	Press/Cuozzo Realtors	Ellen Nathanson	Press/Cuozzo Realtors
N10190298	Sold	08/18/2017	01/09/2017	\$225,000	08/18/2017	\$200,000	Ellen Nathanson	Press/Cuozzo Realtors	Ellen Nathanson	Press/Cuozzo Realtors
N10114843	Expired	11/01/2016	03/07/2016	\$349,000			Steve Miller	Levey Miller Maretz LLC		

Property Report for 2764 WHITNEY AVE, cont.

N10062517	Expired	12/31/2015	07/10/2015	\$375,000		Steve Miller	Levey Miller Maretz LLC		
N347338	Expired	03/31/2015	03/28/2014	\$380,000		Jeremy Rosner	Levey Miller Maretz LLC		

LEGEND

	Property / Street Line		Concrete Monument / TO BE SET
	Easement / Right of Way Line		Iron Pipe / TO BE SET
	Stone Wall		Iron Pin / TO BE SET
	Wire / Chain Link Fence		LOT NUMBER (TYPICAL)
	Wood / Rail Fence		Now or Formerly
	Water Course		Type "C" Catch Basin / PROPOSED
	Existing Contour		Type "C" Catch Basin / PROPOSED
	PROPOSED CONTOUR		Utility Pole
	PROPOSED SLOPE		Fire Hydrant
	Underground Electric Line		Light Pole
	OHW		Wetlands
	Overhead Wires		Existing Spot Grade
	Gas Line		PROPOSED SPOT GRADE
	SAN		Hatch
	Sanitary Sewer Line		Water Gate
	Storm Sewer Line		Gas Gate
	Telephone Line		Existing Text - Lower Case "Italic" Letters
	Water Line		PROPOSED TEXT - UPPER CASE "BOLD" LETTERS
	Tree Line		
	Existing Structure		
	PROPOSED CONST. ENTRANCE		




NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-308b-1 THRU 20-308b-10, OF THE MAPS AND SURVEYS ACT AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.;
2. THE HORIZONTAL ACCURACY CONFORMS TO CLASS "1-2".
3. IF THE BOUNDARY DETERMINATION CATEGORY IS A "DEPENDENT RESURVEY" FOR THE EXISTING PROPERTY LINES AND AN "ORIGINAL" FOR THE PROPOSED PROPERTY LINES.
4. THE TYPE OF SURVEY IS A "PROPERTY SURVEY".
5. ALL MONUMENTATION FOUND OR SET IS DEPICTED ON THIS MAP.
6. THE NORTH ARROW AND BEARINGS REFER TO REFERENCE MAP C.
7. REFERENCE MAPS:
 - A. MAP OF WESTERLING PROPERTY OF THE BOWWELL REALTY CO. BY J. FREDERICK JACKSON DATED MAY 18, 1922
 - B. RIGHT OF WAY MAP NUMBER 61-04 SHEET 1 OF 2 BY THE CONNECTICUT STATE HIGHWAY DEPARTMENT DATED JUNE 30, 1917, 1935
 - C. PROPERTY SURVEY PROPERTY OF ALBERT J. LEVITS BY GODFREY-HOFFMAN ASSOCIATES DATED APRIL 15, 1999
 - D. PROPERTY & TOPOGRAPHIC SURVEY, 2750 & 2756 WHITNEY AVENUE BY GODFREY-HOFFMAN ASSOCIATES, LLC DATED APRIL 25, 2011
8. PROPERTY IS LOCATED IN ZONING DISTRICT R-4.
9. THIS SURVEY IS SUBJECT TO AND TOGETHER WITH THE FOLLOWING:
 - A. RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS PER THE RECORD MAY APPEAR.
 - B. CERTAIN RESTRICTIONS SET FORTH IN VOLUME 101 AT PAGE 14 & Volume 01 AT PAGE 158 OF THE HAMDEN LAND RECORDS.
 - C. 20 CANNON STREET:
 - A. RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS PER THE RECORD MAY APPEAR.
 - B. CERTAIN RESTRICTIONS SET FORTH IN VOLUME 101 AT PAGE 14 & Volume 01 AT PAGE 158 OF THE HAMDEN LAND RECORDS.
 - C. BUILDING LINES AS SHOWN ON MAPS 14 & 564 OF THE HAMDEN LAND RECORDS.
10. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON MAY HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING.
11. THE LOCATION OF UTILITY RESTRICTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES NOT SHOWN ON THE SITE, LOCATIONS ARE UNKNOWN TO GODFREY-HOFFMAN ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH UTILITIES, STRUCTURES AND FACILITIES ARE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4458.

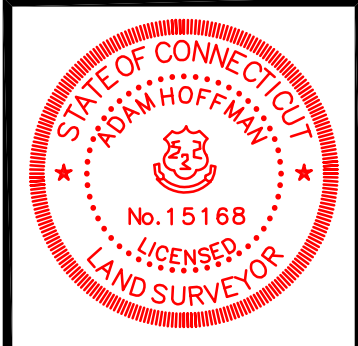
TO: JON BILLER & WAYNEMATHEWS, LLC

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP
IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



ADAM HOFFMAN, L.S. #15168

NOT VALID WITHOUT LIVE SIGNATURE AND SEAL.



ALL WORK, LABOR, AND MATERIALS TO BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND LAWS WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS IN THE EVENT OF ERRORS AND/OR OMISSIONS HEREIN.

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1	7-12-22	CLIENT COMMENTS
NO.	DATE	DESCRIPTION
REVISIONS		

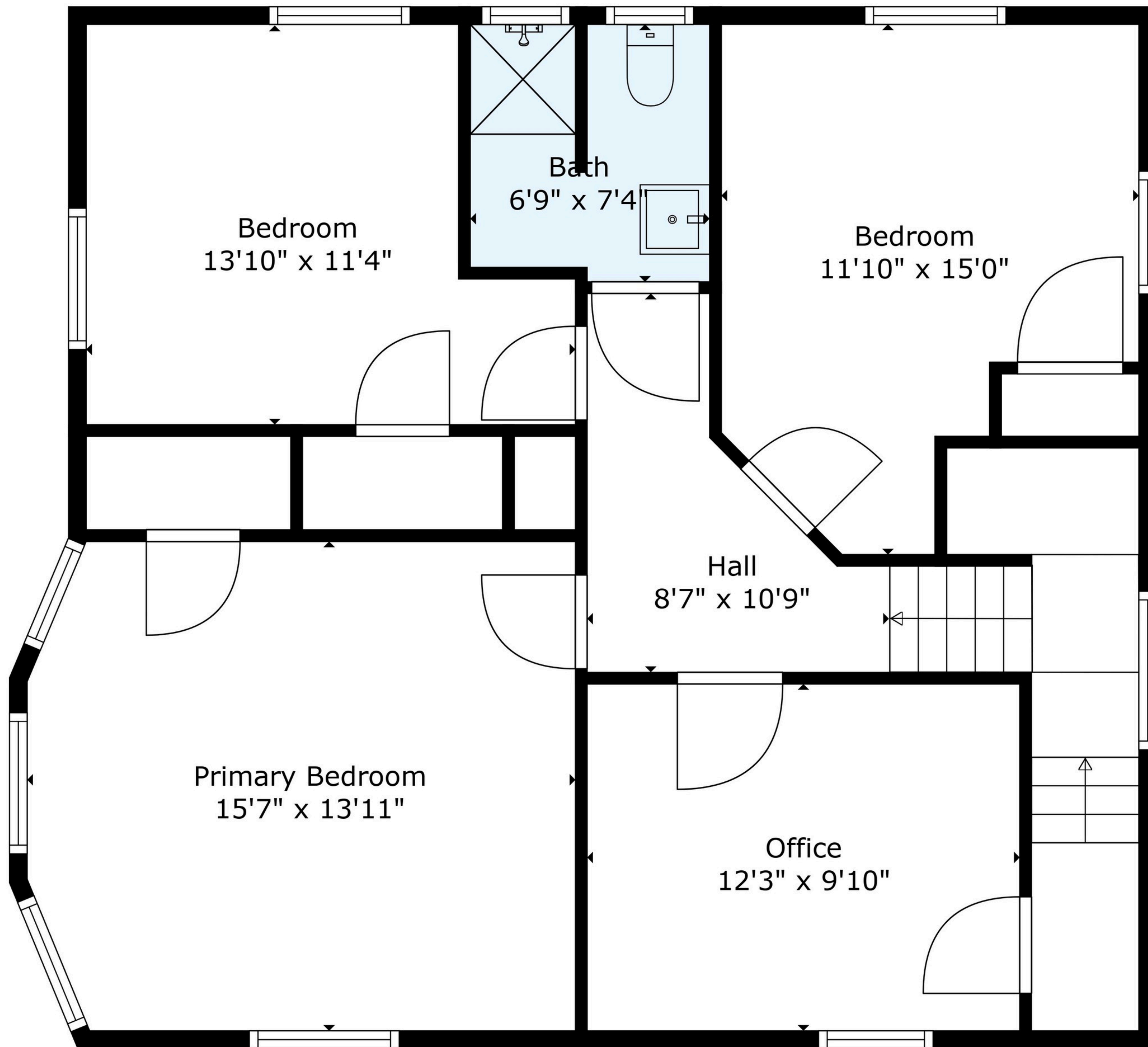
PROPERTY SURVEY

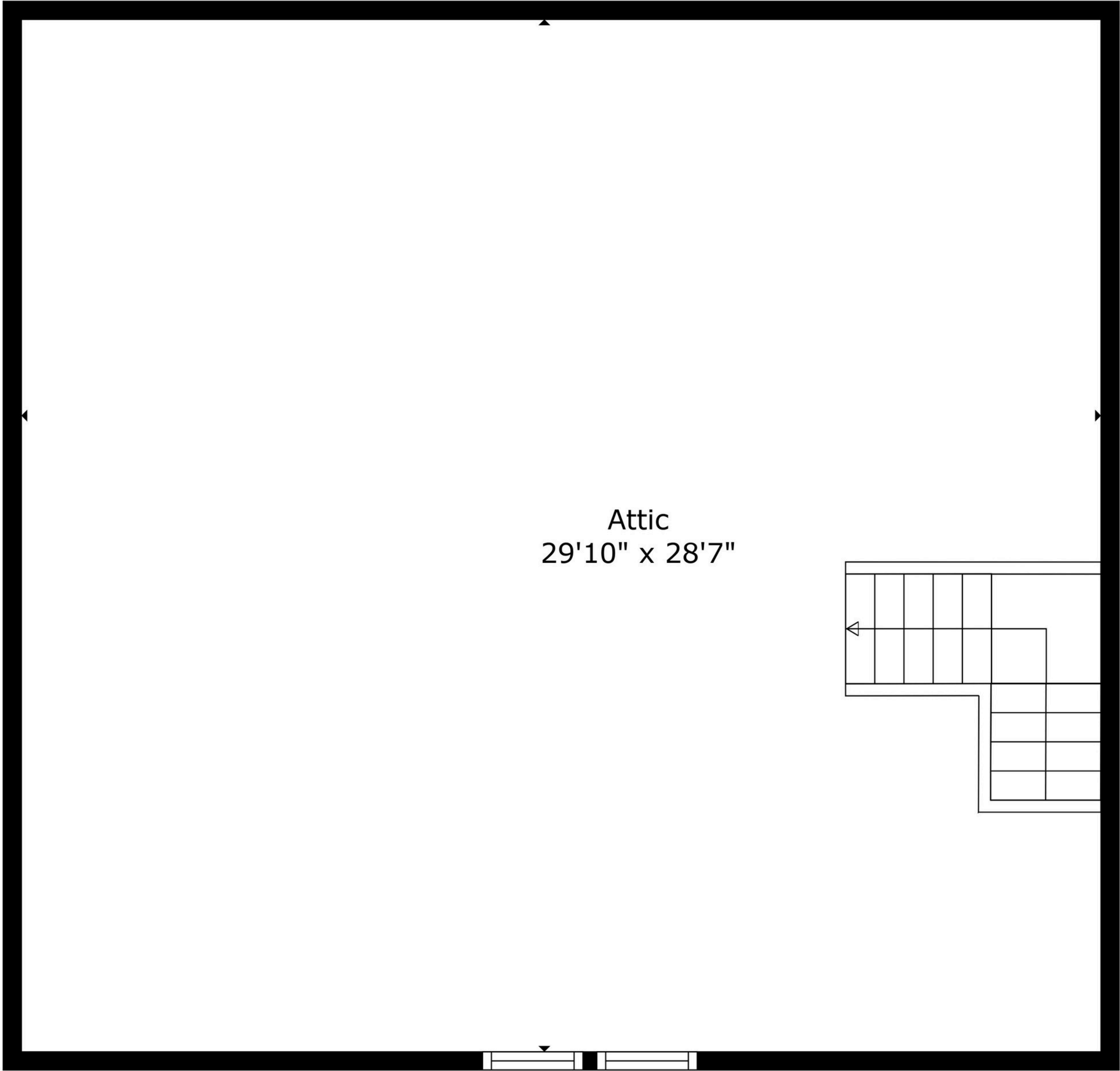
PREPARED FOR

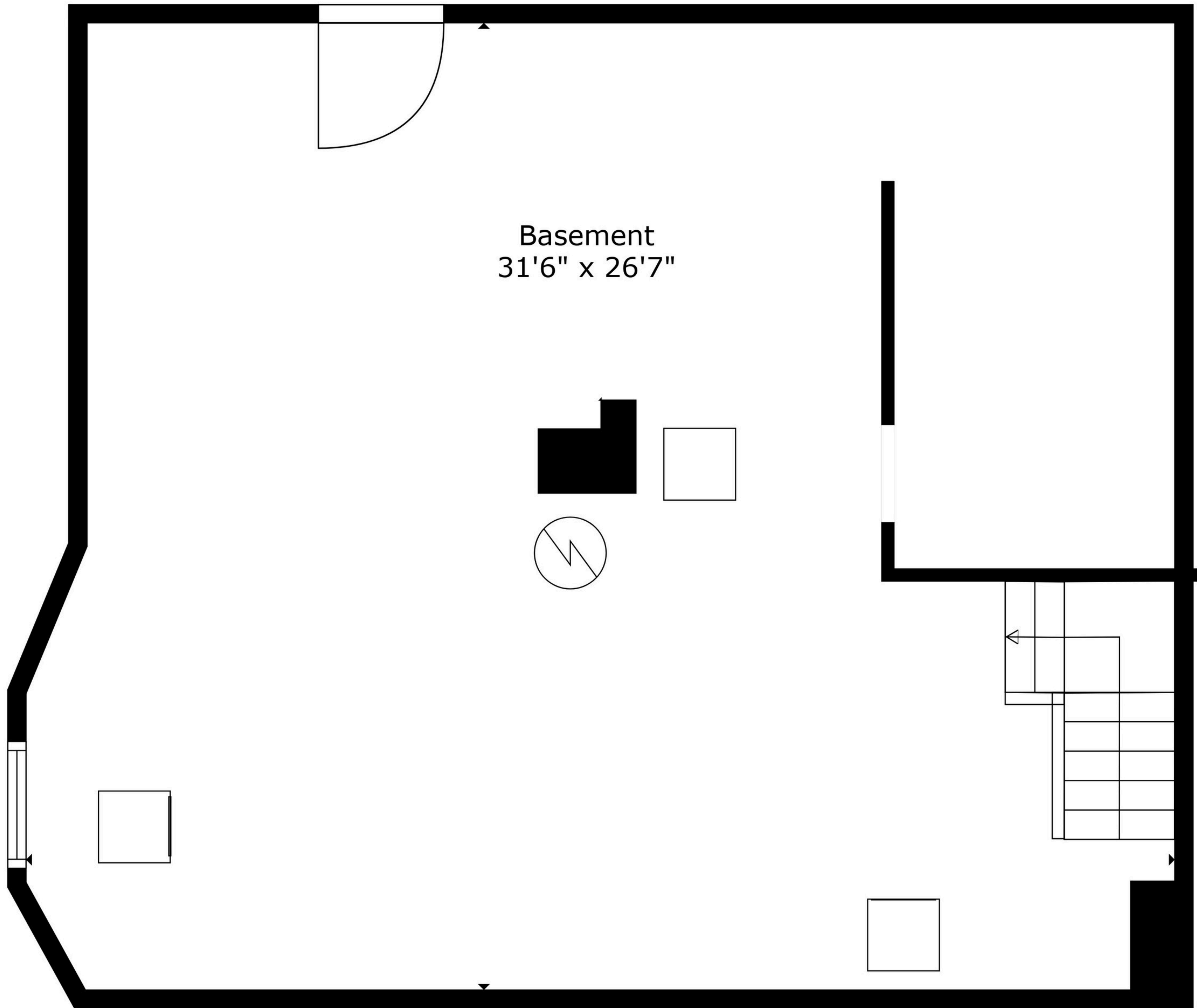
JON BILLER & WAYNE MATHEWS, LLC

2764 WHITNEY AVE & 20 CANNON STREET
HAMDEN, CONNECTICUT

0 10 20 30 40 50







Basement
31'6" x 26'7"