



 For *more* information

Jonathan Kristofich
Vice President
201 488 5800 x103
jkristofich@naihanson.com

Kevin Kenny
Co-Founder, President
860.930.1099
kfk@nai-lexcom.com

Contact Listing Agents for
Price and Details

PROPERTY OVERVIEW

NAI Lexington Commercial and NAI James E. Hanson are pleased to offer, on an exclusive basis, 70 Elm Street, West Haven, CT 06516 (the "Property") for sale or lease. Now vacant, the Property is a 11,118 square foot freestanding single story building that is a former Rite Aid with 222' frontage on Elm Street and 186' frontage on First Avenue.

The Property features curb cuts on both Elm Street and First Street, three RTUs for heating and cooling, drive-thru lane, backup generator and illuminated pylon signs. The Property is well maintained and all systems are in good condition.

Located at the signalized intersection of Elm Street and First Avenue, the Property is one block west of the Long Island Sound adjacent to "The Haven" a 26 acre waterfront redevelopment site.

Contact the Listing Agents for more details and to setup a private tour.

- 11,118 SF on 1.2 acres
- Zoning: NB (Neighborhood Business). Permits offices, medical offices, retail
- Not in flood zone
- Current real estate taxes are \$72,745.36
- Bus stop at corner of Elm Street & First Street (Bus 271)
- Adjacent to The Haven waterfront development site
- Access to I-95 in close proximity to the site (Exit 43)
- Close proximity to Yale University and The University of New Haven
- Drive-thru lane with canopy
- Backup generator
- Two back lit pylon signs for exclusive branding
- Curb cuts on Elm Street & First Street
- Three (3) RTUs providing HVAC throughout; supplemental gas fired heater in storage area
- Building repainted in 2020
- 55 parking spaces

DEMOS	1 mile	3 miles	5 miles
Population	22,035	119,858	237,334
Avg. HHI	\$82,406	\$81,175	\$89,235
Consumer Expenditures	\$494.8M	\$2.61B	\$5.50B



NEIGHBORHOOD AERIAL

EAST HAVEN



NEW HAVEN

LONG ISLAND SOUND

SANDY POINT PARK/
BIRD SANCTUARY

70 ELM

WE ST HAVEN

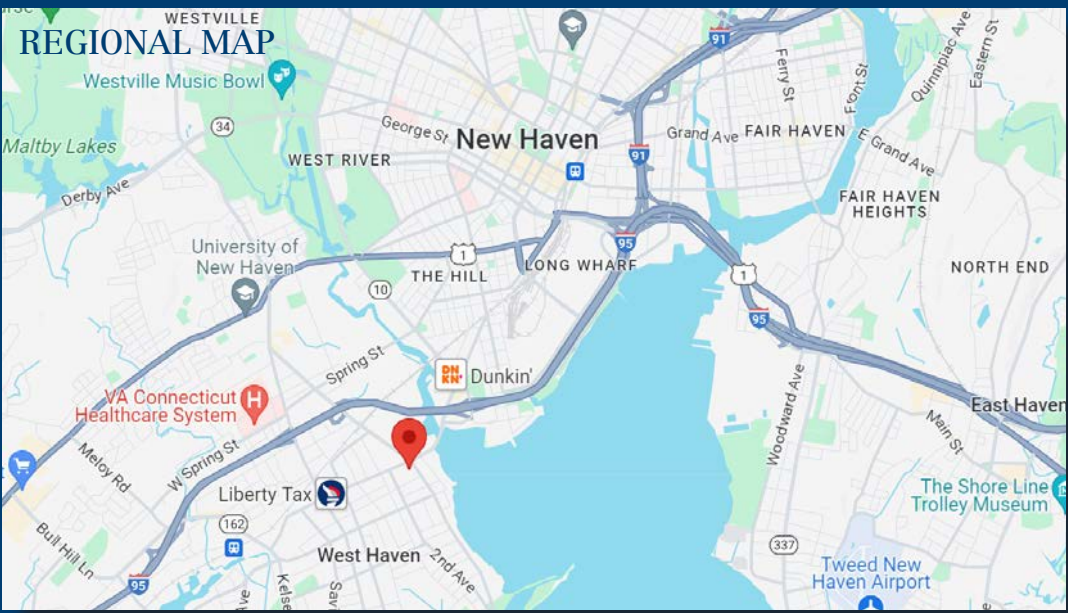
University of
New Haven

VA Connecticut
Healthcare System

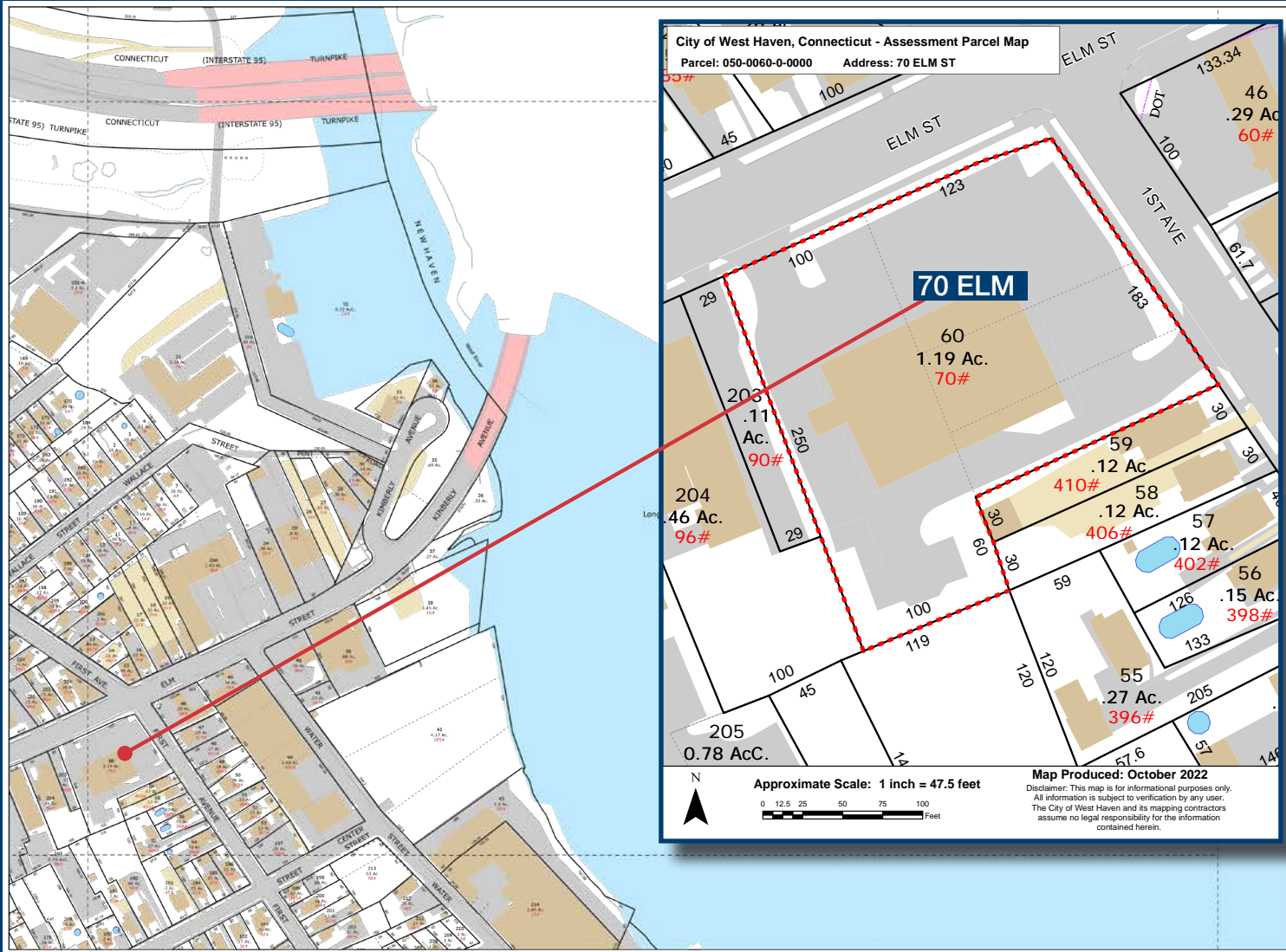
Stop & Shop

West Haven Center For
Nursing & Rehabilitation

Promise Land
Church Of God



TAX MAP



City of West Haven, Connecticut - Assessment Parcel Map
 Parcel: 050-0060-0-0000 Address: 70 ELM ST

70 ELM
 60
 1.19 Ac.
 70#

203
 .11 Ac.
 90#

204
 .46 Ac.
 96#

205
 0.78 Ac.

59
 .12 Ac.
 410#

58
 .12 Ac.
 406#

57
 .12 Ac.
 402#

56
 .15 Ac.
 398#

55
 .27 Ac.
 396#

ELM ST
 1ST AVE

100
 123
 183
 250
 29
 100
 100
 119
 120
 120
 126
 133
 148

74-75 76 77
 70 71 72 73
 67 68 69
 63 64 65 66
 57 58 59 60 61 62
 45 46 47 48 49 56
 39 40 41 42 43 44
 31 32 33 34 35 36 37 38
 23 24 25 26 27 28 29 30
 17 18 19 20 21 22
 12 13 14 15 16
 08 09 10 11
 05 06 07
 02 03 04
 01

Approximate Scale: 1 inch = 47.5 feet

Map Produced: October 2022

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The City of West Haven and its mapping contractors assume no legal responsibility for the information contained herein.

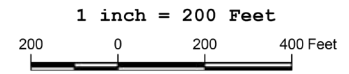
City of West Haven Connecticut Parcel Maps



- 100' Record Dimension
- 2 Ac Acreage
- 77 Lot Number
- 15# Address
- Property Line
- Easement Line
- Pools
- Building
- Railroad
- Swamps
- Roads, Dirt Roads, Sidewalks and Structures

THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY FOUND WITHIN THESE JURISDICTION AND IS COMPILED FROM RECORDED DEEDS, PLATS, AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS MAP ARE HEREBY NOTIFIED THAT THE AFOREMENTIONED PUBLIC PRIMARY INFORMATION CONTAINED ON THIS MAP, THE TOWNS AND THE MAPPING COMPANIES ASSUME NO LEGAL RESPONSIBILITIES FOR THE INFORMATION CONTAINED ON THIS MAP.

Map Produced in October 2022
 Planimetrics Produced 2021

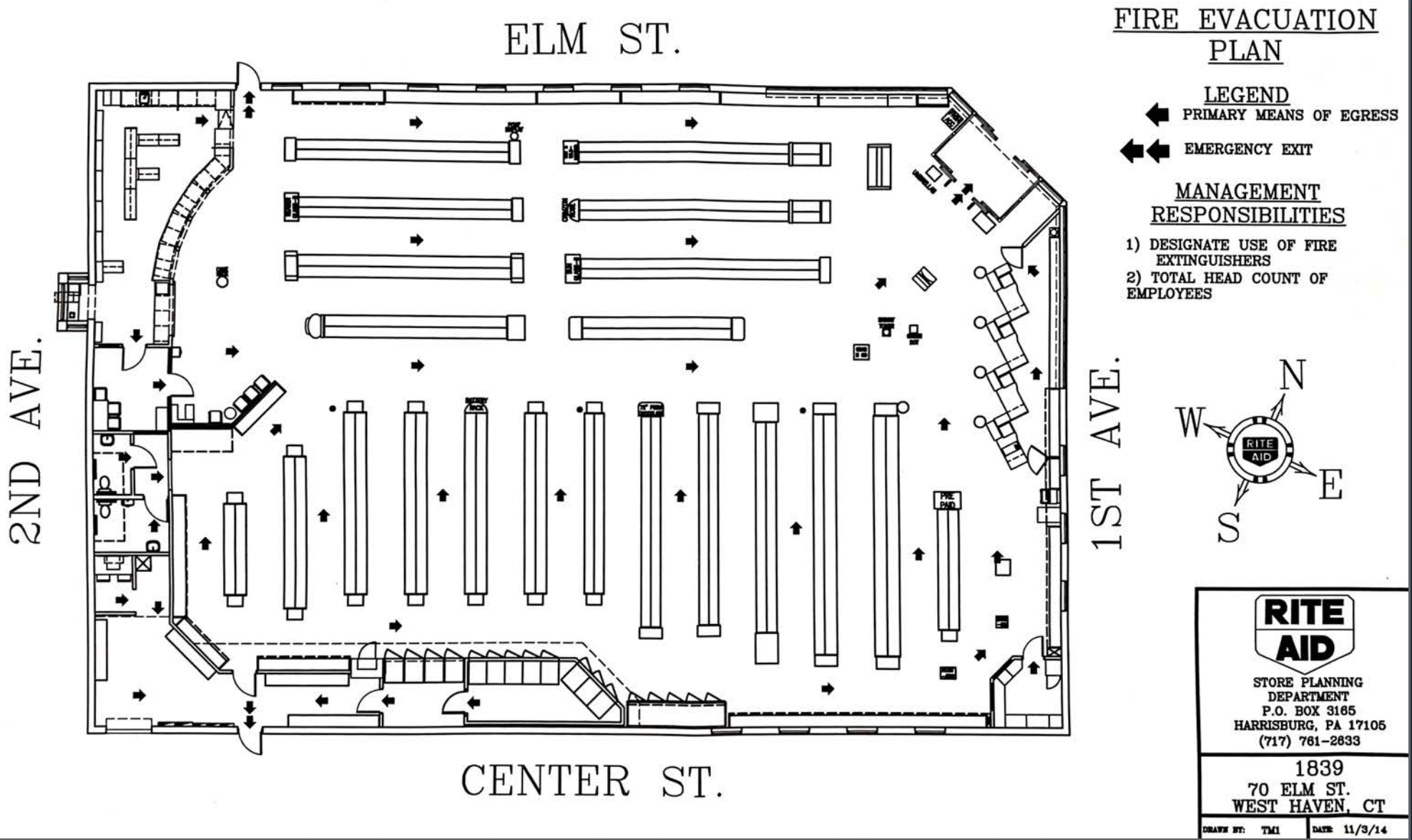


74	75	76	77
70	71	72	73
67	68	69	
63	64	65	66
57	58	59	60
51	52	53	54
45	46	47	48
39	40	41	42
31	32	33	34
23	24	25	26
17	18	19	20
12	13	14	15
08	09	10	11
05	06	07	
02	03	04	
01			



55	56
49	50
43	44

FLOOR PLAN



PROPERTY SURVEY

55 parking spaces

