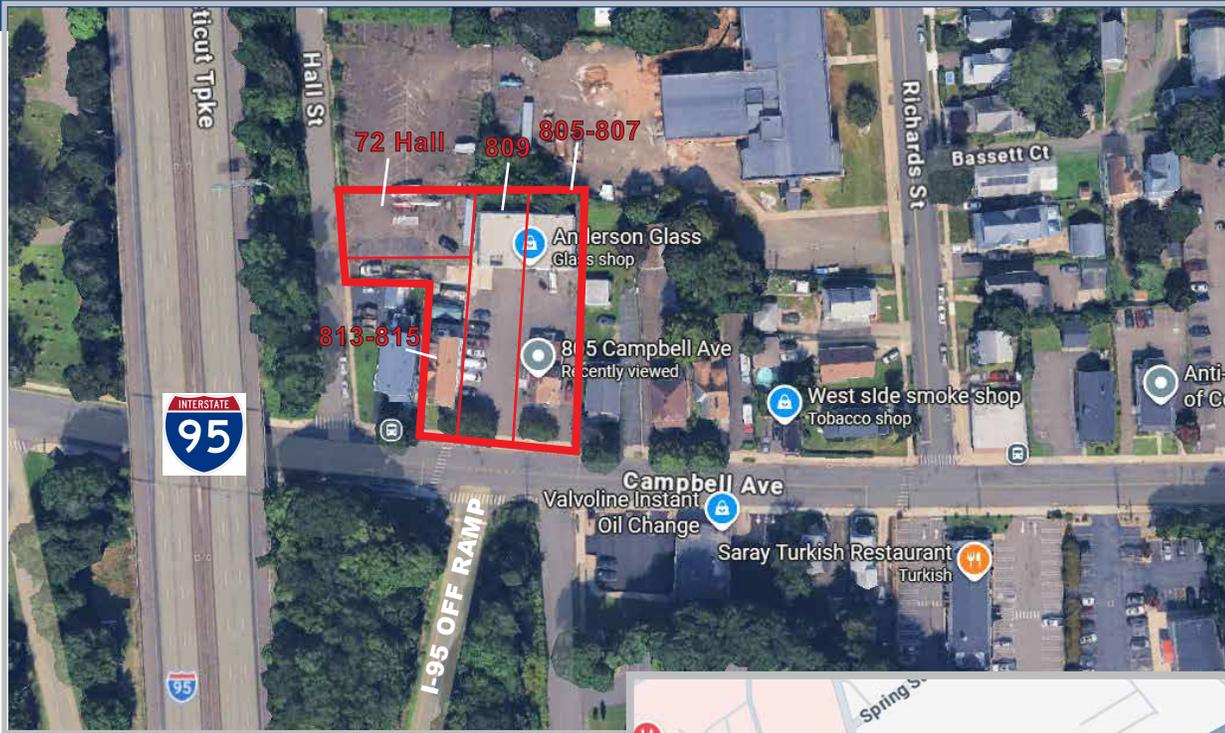


FOR SALE- MIXED-USE INVESTMENT/ REDEVELOPMENT OPPORTUNITY

805-807, 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

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



200 Boston Post Road, Orange, CT 06477

Tony Vitti
tony.vitti@colprop.com
Cell: 203-915-4450
www.colprop.com



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805-807, 813-815 Campbell Ave & 72 Hall St, W. Haven



COLONIAL PROPERTIES



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.

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805-807, 813-815 Campbell Ave & 72 Hall St, W. Haven



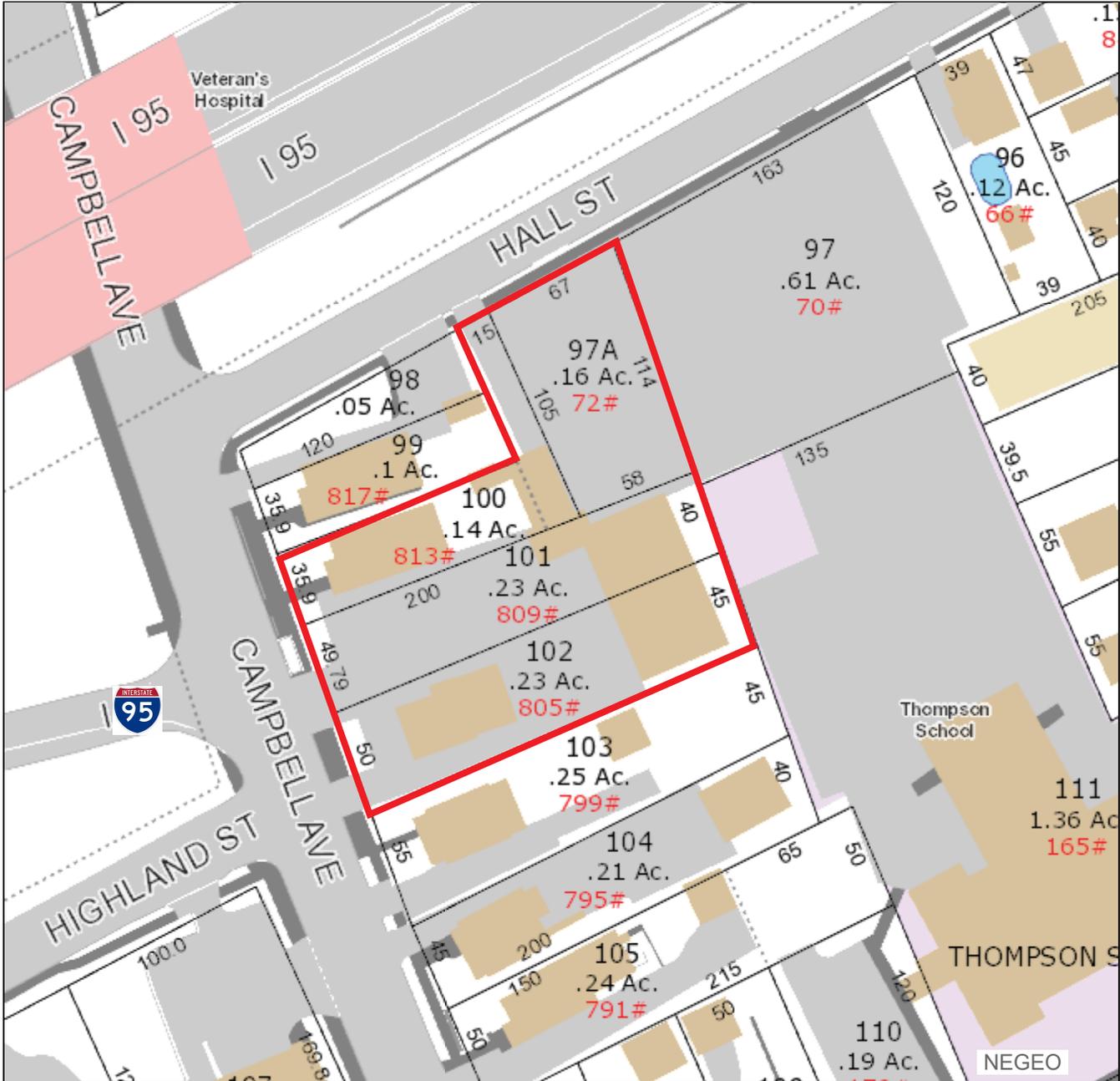
COLONIAL PROPERTIES

City of West Haven

Geographic Information System (GIS)



Date Printed: 2/17/2026



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. 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.

Approximate Scale: 1 inch = 75 feet

