

**1226 WHITNEY AVENUE, 34 PUTNAM AVENUE &
40 PUTNAM AVENUE
WHITNEYVILLE, HAMDEN
Offered at: \$995,000**



Very rare opportunity to own two prime pieces of commercial real estate plus a parking lot in the Heart of the Whitneyville section of Hamden. The first building consist of 6502 SQ FT & is located at 1226 Whitney Ave. The building is fully occupied with wonderful long term tenant & consists of two retail spots (currently combined as one) and a large restaurant. The second building is a free standing 3192 SQ FT brick building located at 40 Putnam Ave that is currently occupied as USPS (Post Office) with a NNN lease until 12/31/2026. The third parcel is located at 34 Putnam Ave & is .23 acre lot with ~40 parking spots. The buildings cannot be sold individually & must be sold as a package with 34 Putnam Ave & 40 Putnam Avenue, Hamden. The list price includes both buildings & parking lot, but does not include the businesses.

Please call Seabury Hill Realtors – Jack Hill 203-675-3942

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1226 Whitney Ave., Hamden, Connecticut 06517

\$995,000



Active		Investment, Retail, Other	
Investment, Retail, Other		DOM / CDOM:	28 / 209
Listing ID :	24053831	County:	New Haven
Parcel Number:	1132560	Neighborhood:	Whitneyville
		Complex Name:	
		Is also for Sale/Lease:	/

Overview

Very rare opportunity to own two prime pieces of commercial real estate plus a parking lot in the Heart of the Whitneyville section of Hamden. The first building consist of 6502 SQ FT and is located at 1226 Whitney Ave. The building is fully occupied with wonderful long term tenant and consists of two retail spots (currently combined as one) and a large restaurant. The second building is a free standing 3192 SQ FT brick building located at 40 Putnam Ave that is currently occupied as USPS (Post Office) with a NNN lease until 12/31/2026. The third parcel is located at 34 Putnam Ave and is .23 acre lot with ~40 parking spots. The buildings can not be sold individually and must be sold as a package with 34 Putnam Ave & 40 Putnam Avenue, Hamden. The list price includes both buildings and parking lot, but does not include the businesses.

Structural/Parking Information

Year Built:	1930	Construction:	Frame, Brick, Other
Number of Stories:	1	Roof:	Asphalt Shingle, Flat
Number of Units:	3	Foundation:	Concrete, Stone
Number of Tenants:	2	Flooring:	
ADA Compliant/Handicap Features:	/	Ceiling Height:	8
SqFt/SqFt Source:	6,503/Public Records	# of Restrooms:	3
Space is Subdividable:		# of Loading Docks:	0
Covered Parking Space:		# of Overhead Doors:	0
Uncovered Parking Space:		Office SqFt:	
Total Parking Spaces:	0	Retail SqFt:	
Parking Spaces per 1,000 SqFt:		Industrial SqFt:	
Garage/Parking Info:	0 Total Spaces	Warehouse SqFt:	
Commercial Features:	Public Restrooms	Residential SqFt:	
Exterior Features:	Gutters		

Building Information

Present Use:	Retail and Restaurant	Tax Year:	July 2024-June 2025
Potential Use:		Taxes:	\$38,047
Business Included:	No	Tax District Amount:	
Assessment:	\$	Gross Annual Income:	
Mil Rate:	55.61	Gross Annual Expense:	
		Net Operating Income:	

Units

Type Unit	# Unit	Full Baths	Part Baths	Avg Sqft	Avg Month Rent	# Vacant	Appliances Included
Retail	2		2		\$2,600		
Retail	1	2			\$4,333		
Office		2			\$4,223		

Utility Information

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

Lot & Location

Acres:	0.34	Lot Description:	Corner Lot, Level Lot
Zoning:	T3.5	In Flood Zone:	
Location:	Retail Corridor	Elevation Certificate:	
Road Frontage Description:	Municipal Street, Paved Road	Available Documents:	Lead Disclosure
Road Frontage Feet Approx:			
Traffic Count:			

Walk Score® : 72 Very Walkable - Most errands can be accomplished on foot

Listing Information

Directions:	Corner of Whitney Avenue and Putnam Avenue	Acceptable Financing:	
Sign:	No	Date Available:	Negotiable
		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:	\$995,000	Entered in MLS:	10/15/2024
Previous List Price:	\$1,100,000	Listing Contract Date:	10/15/2024
Original List Price:	\$1,100,000	Listing Last Updated:	11/07/2024
Price Last Updated:	11/07/2024	Sale Financing:	
List Price as % of Assessed Value:	145%		

Listing ID 24053831 Investment, Retail, Other 1226 Whitney Ave., Hamden, Connecticut 06517



Prepared By: Laura Stonoha, REALTOR® Lic. #: REB.0793954 | Seabury Hill REALTORS | 11/12/2024 12:56 PM

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1226 Whitney Avenue, 34 Putnam Avenue & 40 Putnam Avenue, Hamden
INCOME & EXPENSE REPORT

Unit	Monthly Rent	Comments
1232 Whitney Ave (Restaurant)	\$4,333.00	Month to month lease. Prior to covid tenant was paying \$6,000 per month. Pays \$1000 a week(Tenant pay all utilities)
1224 Whitney Ave (Frame Shop)	\$2,600.00	Month to month lease. Combined two retail spaces into one larger unit. (Tenant pays all utilities)
40 Putnam Ave (Post office)	\$4,223.00	Lease expires 12/31/2026. NNN lease tenants pay all property taxes, maintenance, etc
Monthly Income	\$11,156.00	
Yearly Income	\$133,872.00	

Expenses	Expenses for 2023
Real Estate Taxes (Does not include taxes on post office (\$17,290) since Post office reimburses landlord for yearly Taxes)	\$42,070.78
Insurance	\$6,307.76
Repairs/Property Management	\$6,515.19
Total	\$54,893.73
Net Income	\$78,978.27
Cap Rate	7.9%