

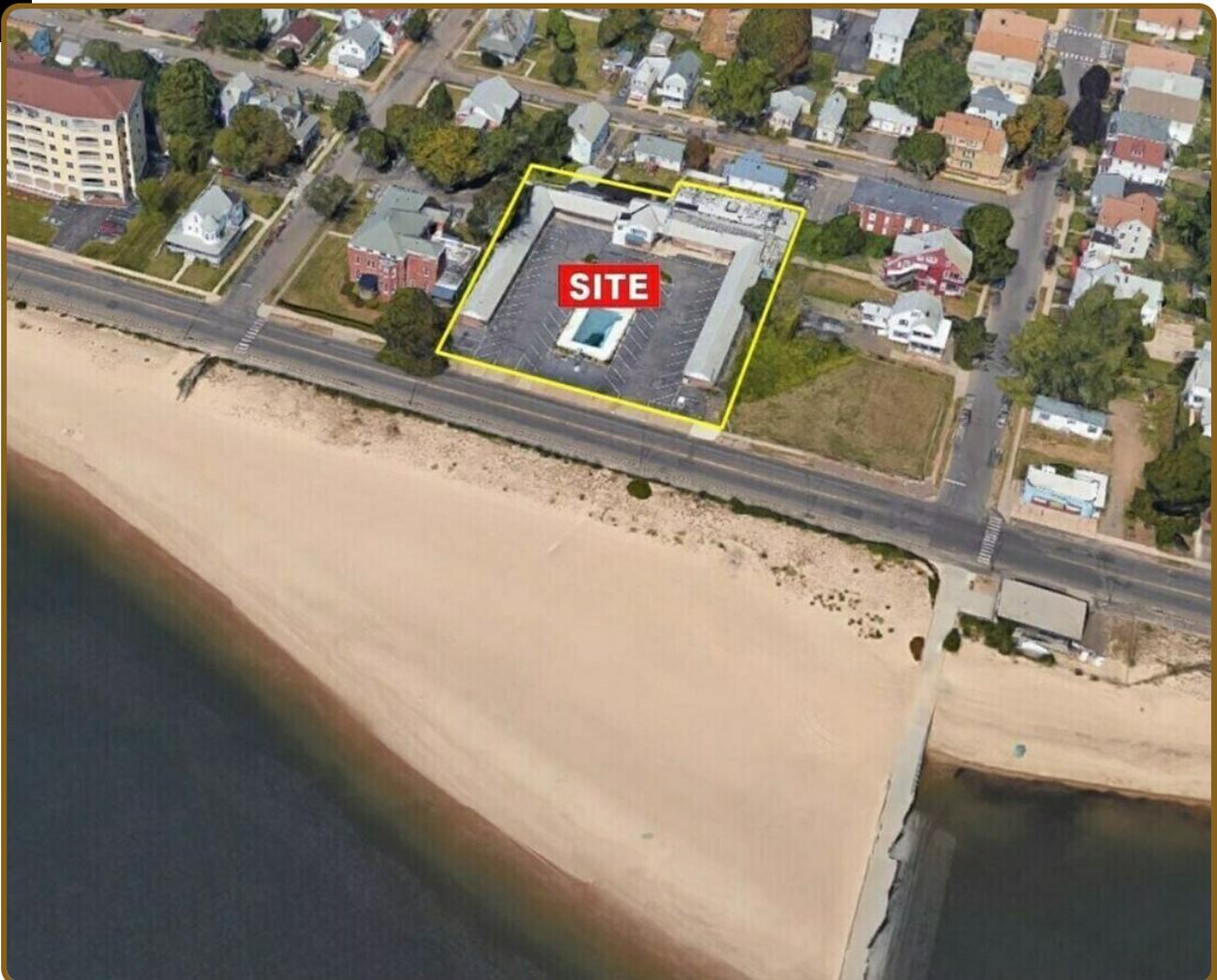


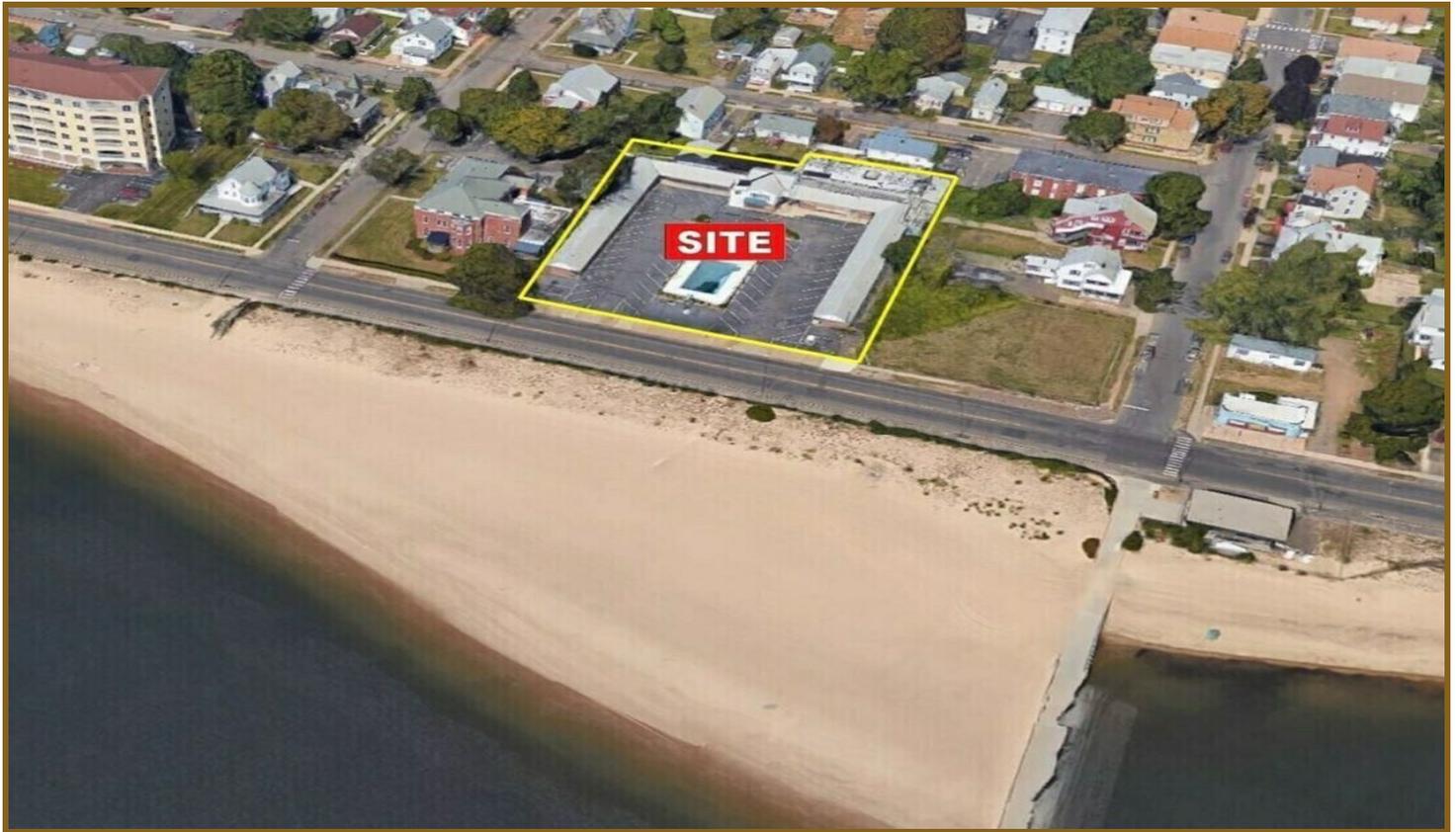
SCALZO
COMMERCIAL
NEW DEVELOPMENT

295 BEACH STREET

For Sale

295 Beach Street | West Haven, CT 06516





PROPERTY DESCRIPTION

295 Beach Street, a prime site in West Haven offering an ideal canvas for redevelopment. With strong possibilities for approximately 60 units and high-density zoning supportive of multifamily use, this property presents a compelling opportunity for developers, builders, and institutional investors. Built in 1959, the site holds the promise of revitalization, with 24 units ready to be reimaged in an attractive coastal location. As a demolished site with no existing improvements, this property provides a clean slate to bring ambitious visions of modern living to fruition. Discover the allure of this coastal haven and seize the chance to shape the future of this dynamic West Haven locale.

LOCATION DESCRIPTION

Located in a market with continued rental demand, limited coastal inventory, and proximity to major employment corridors, the site is well-positioned for developers and investors seeking scale, density, and long-term upside. The zoning framework allows for efficient unit yield, making this an attractive opportunity for ground-up multifamily, workforce housing, or mixed-income residential development.

PROPERTY HIGHLIGHTS

- Prime redevelopment opportunity
- Demolished site – no existing improvements
- High-density zoning supportive of multifamily use
- Potential for 60 units
- Coastal West Haven location with strong rental fundamentals
- Ideal for developers, builders, and institutional investors

OFFERING SUMMARY	
Sale Price:	Subject To Offer
Number of Units:	24
Lot Size:	0.94 Acres

DEMOGRAPHICS	4 MILES	8 MILES	12 MILES
Total Households	53,498	147,060	210,245
Total Population	136,277	365,547	518,284
Average HH Income	\$89,342	\$103,768	\$113,987

Property Details

295 Beach Street 295 Beach Street | West Haven, CT 06516

Sale Price	SUBJECT TO OFFER
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PROPERTY INFORMATION

Property Type	Commercial Land
Property Subtype	Office
Zoning	SDD
Lot Size	0.94 Acres
APN #	5704
Corner Property	No
Power	No
Rail Access	No

PARKING & TRANSPORTATION

Street Parking	No
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UTILITIES & AMENITIES

Restrooms	1.0
Gas / Propane	No

TAXES & VALUATION

Foreclosure / Distressed	No
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LOCATION INFORMATION

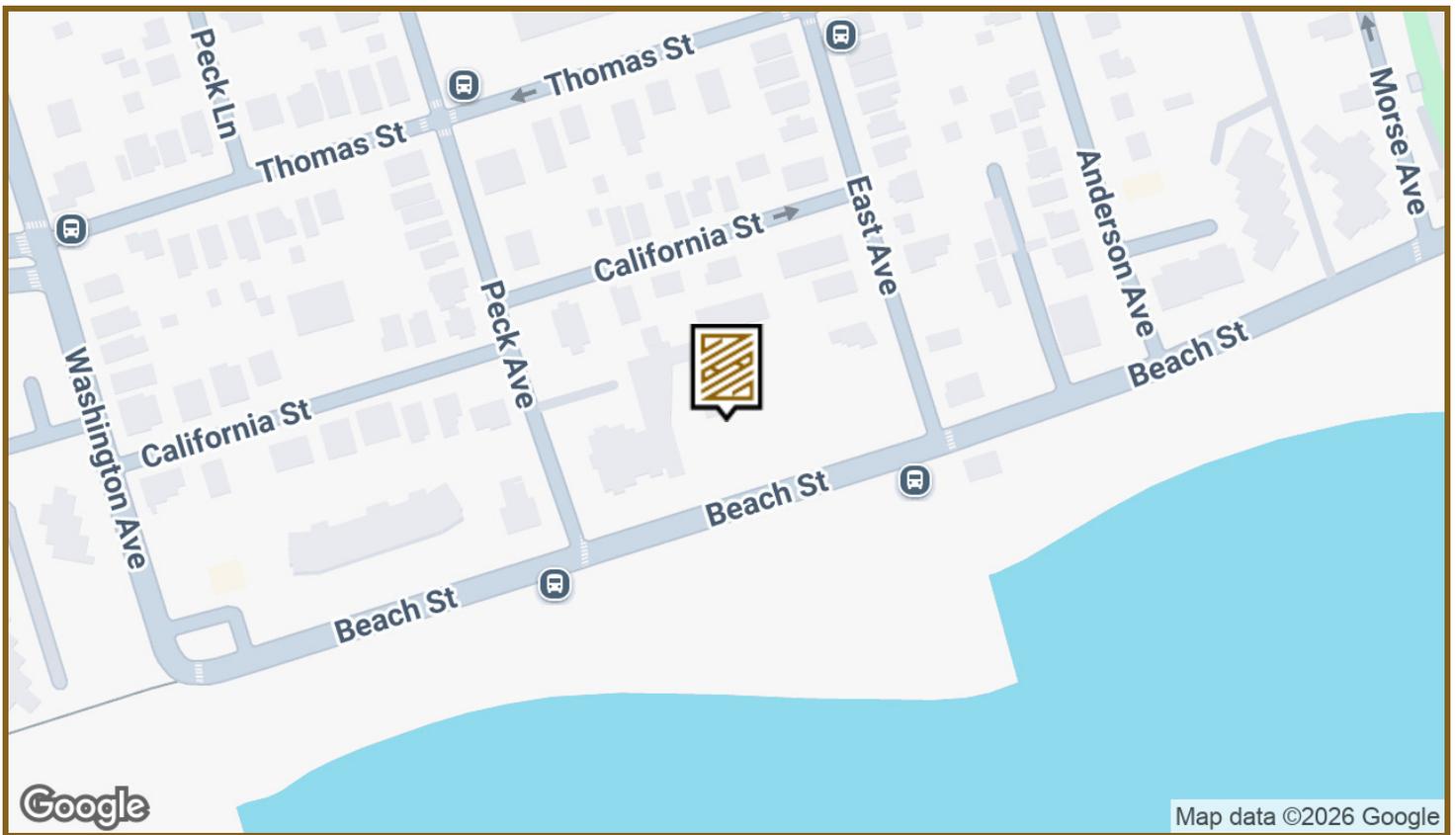
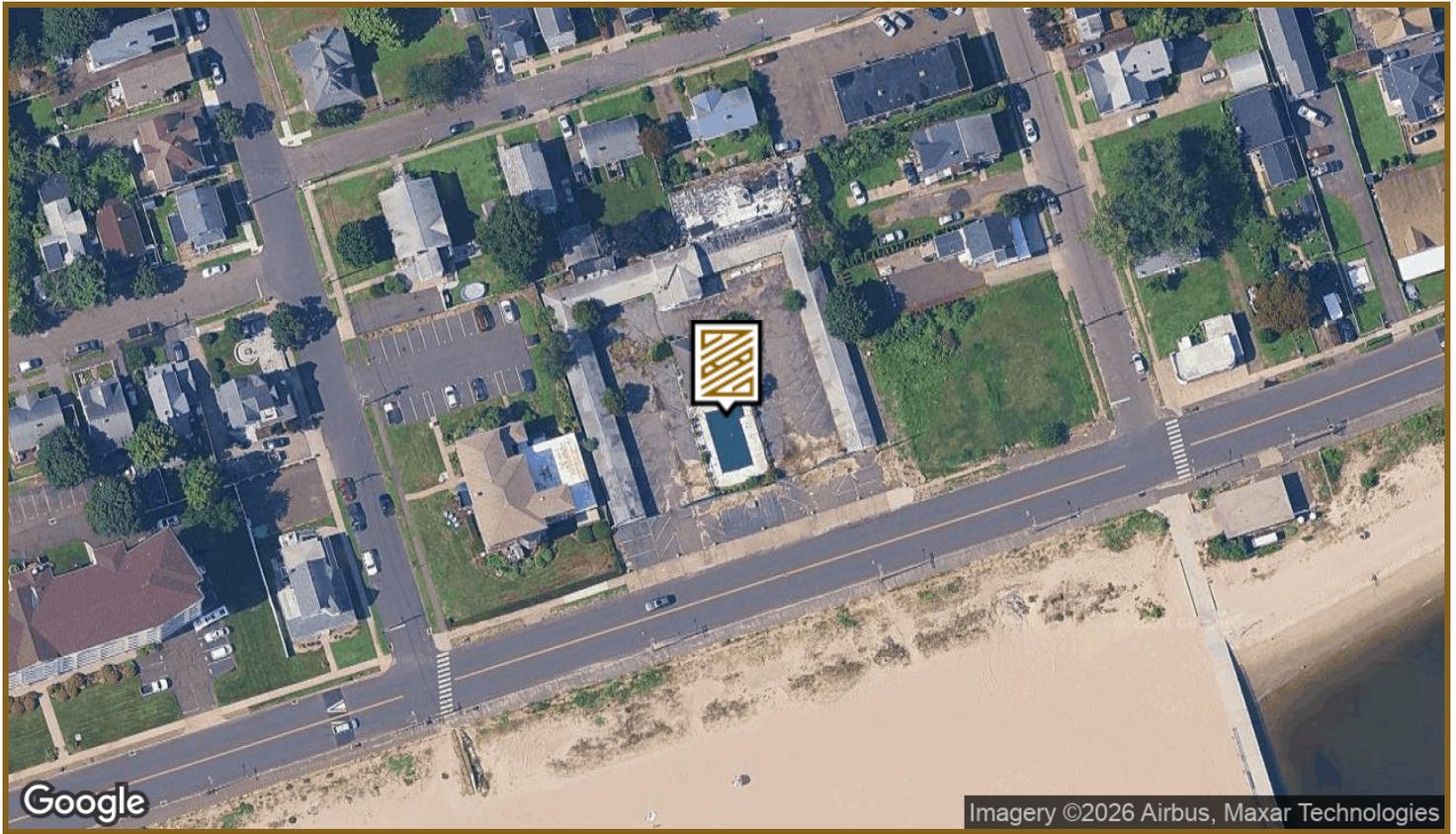
Building Name	295 Beach Street
Street Address	295 Beach Street
City, State, Zip	West Haven, CT 06516
County	South Central Connecticut Planning Region
Township	West Haven
Signal Intersection	No

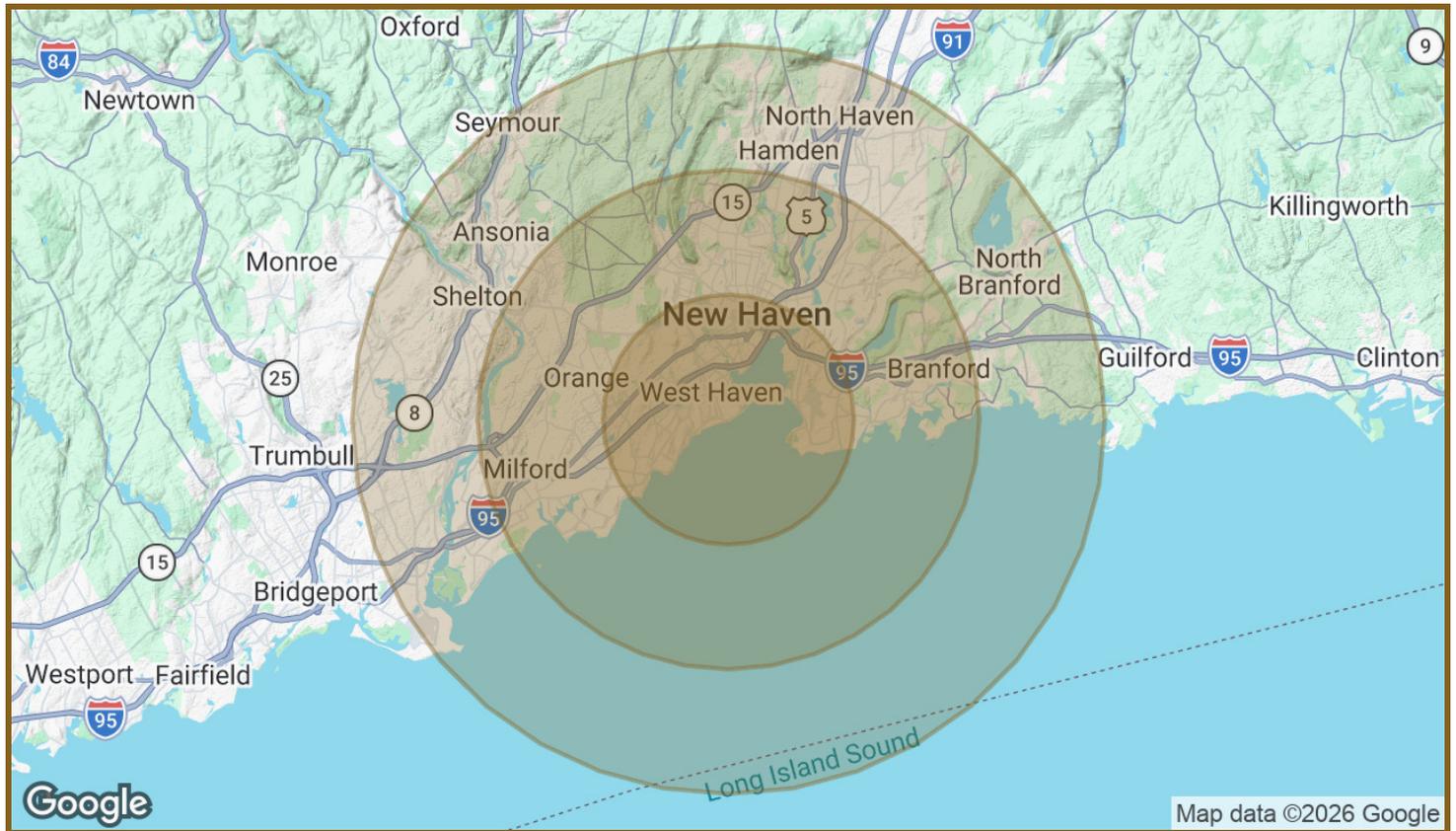
BUILDING INFORMATION

Building Size	0 SF
Number of Floors	1
Year Built	1959
Number of Buildings	1

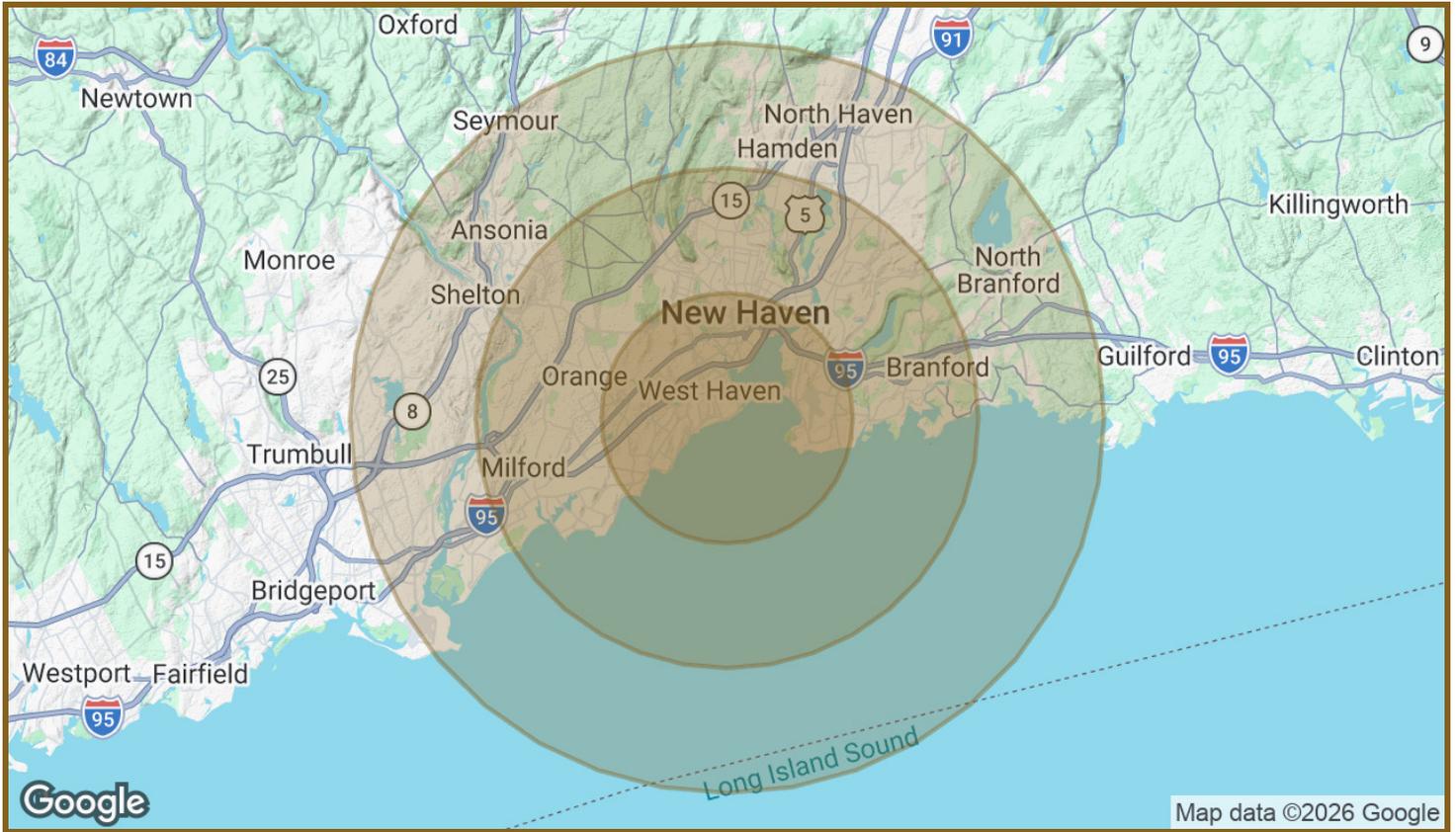
Location Map

**295 Beach Street
295 Beach Street | West Haven, CT 06516**





POPULATION	4 MILES	8 MILES	12 MILES
Total Population	136,277	365,547	518,284
Average Age	39	40	42
Average Age (Male)	38	39	41
Average Age (Female)	40	42	43
HOUSEHOLDS & INCOME	4 MILES	8 MILES	12 MILES
Total Households	53,498	147,060	210,245
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$89,342	\$103,768	\$113,987
Average House Value	\$296,020	\$366,457	\$384,682
RACE	4 MILES	8 MILES	12 MILES
Total Population - White	59,625	185,468	297,355
% White	43.8%	50.7%	57.4%
Total Population - Black	28,056	77,062	91,571
% Black	20.6%	21.1%	17.7%
Total Population - Asian	8,969	22,499	29,149



% Asian	6.6%	6.2%	5.6%
Total Population - Hawaiian	95	236	281
% Hawaiian	0.1%	0.1%	0.1%
Total Population - American Indian	1,262	2,298	2,631
% American Indian	0.9%	0.6%	0.5%
Total Population - Other	21,062	38,809	45,413
% Other	15.5%	10.6%	8.8%

Demographics data derived from AlphaMap

Agents Contact

**295 Beach Street
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MATT RENZULLI

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TEXT HEADLINE

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