



# INVESTMENT OPPORTUNITY

79 Trumbull Street, New Haven, CT 06511

6,306± SF MIXED-USE BUILDING FOR SALE ON 0.15± ACRE

**SALE PRICE \$1,750,000**

[Link to Confidentiality Agreement](#)

## HIGHLIGHTS

- Prime Location for Offices & Residential Apartments
- 6,306± SF 2.5 Story Mixed-Use Building on 0.15± Acre
- Built in 1890 – Richardson Romanesque Style Architecture
- High Occupancy Rate
- 10± Off-Street Parking Spaces
- Walk to Yale, Restaurants, Green & Central Business District



## CONTACT

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[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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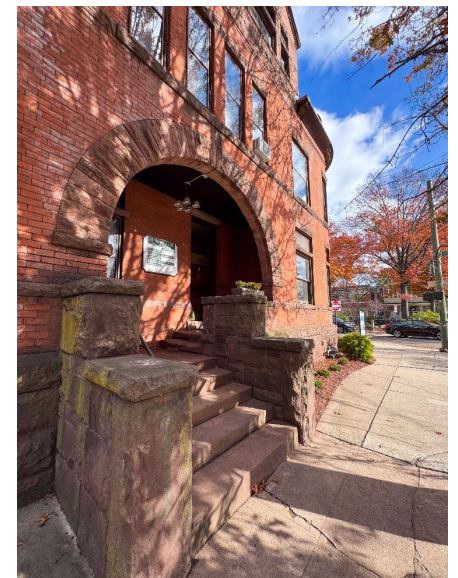


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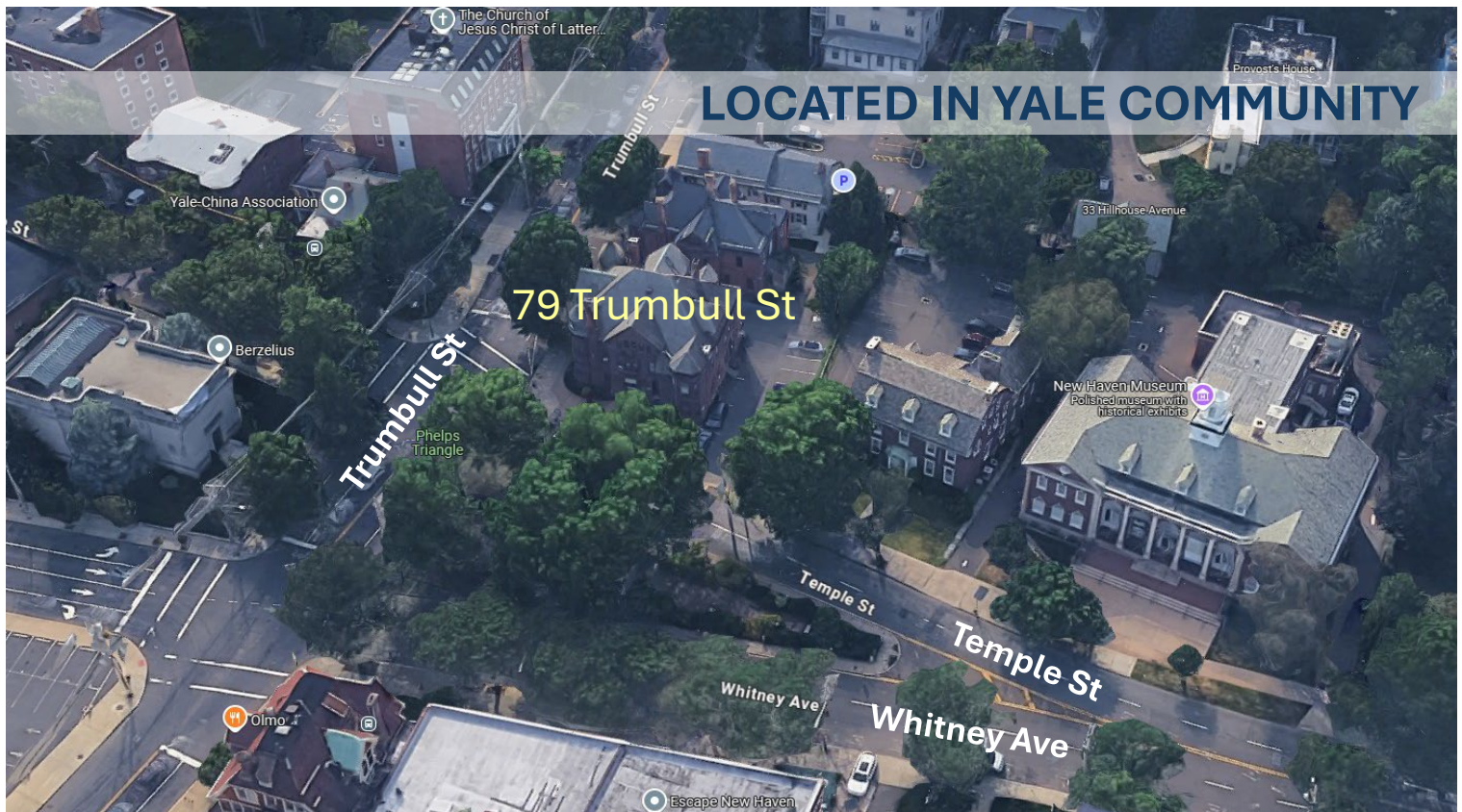
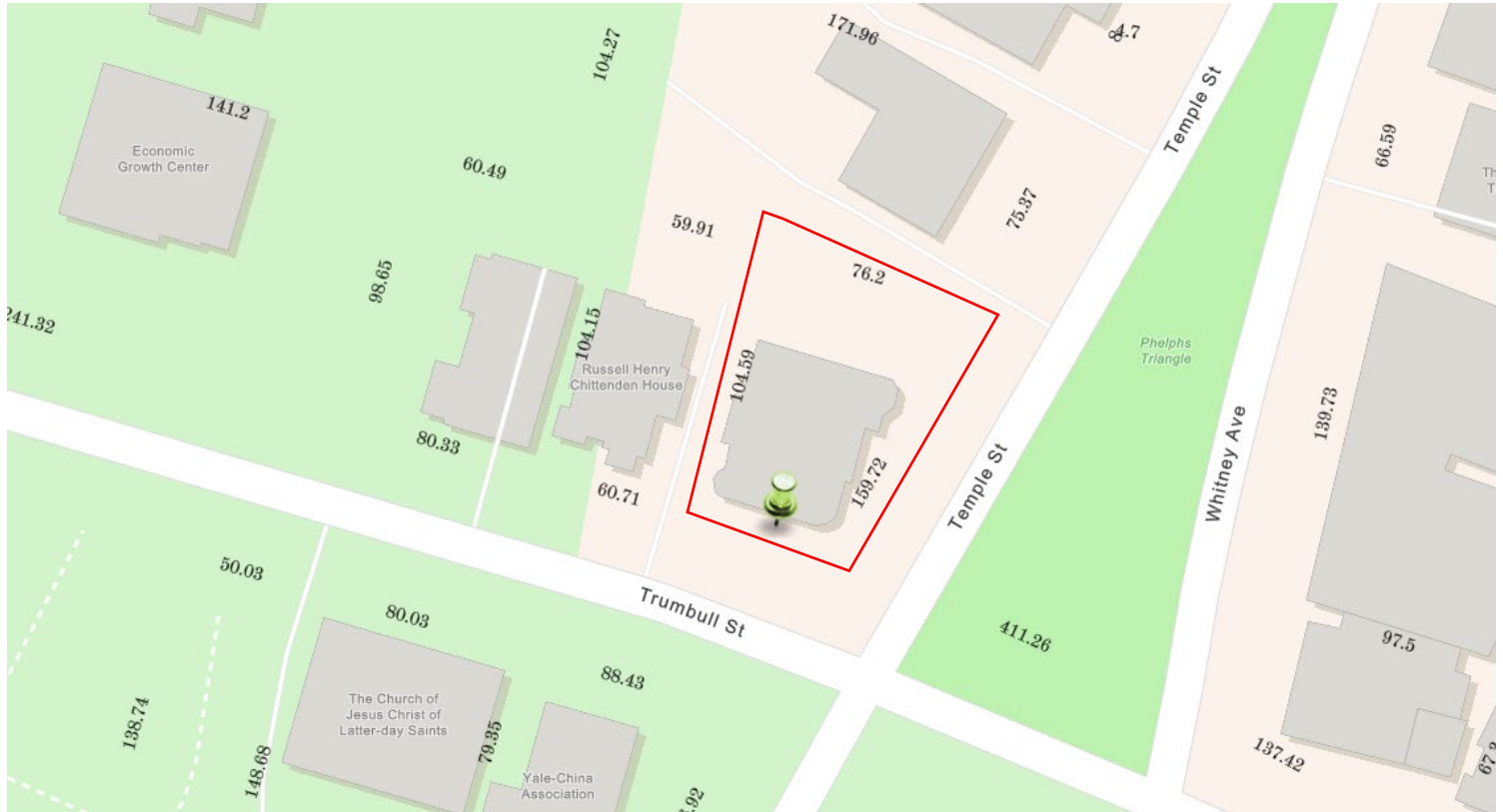


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## BUILDING INFORMATION

**GROSS BLDG AREA:** 6,306± SF

**AVAILABLE AREA/OCCUPANCY:**

**# OF FLOORS:** 2.5 Stories

**CONSTRUCTION:** Masonry

**ROOF TYPE:** Slate / Asphalt Shingles

**YEAR BUILT:** 1890

## MECHANICAL EQUIPMENT

**AIR CONDITIONING/HEAT:** Mix of Central & Window Units / Gas

**ELECTRIC/POWER:** 400 amps

## SITE INFORMATION

**SITE AREA:** 0.15± Acre

**ZONING:** RO

**FRONTAGE:** 159.72 Feet

**PARKING:** Off-Street Parking, 10± Spaces

**SIGNAGE:** Building

**HWY ACCESS:** I-91 & I-95

## UTILITIES

**SEWER/WATER:** Public Connected

**GAS:** Yes

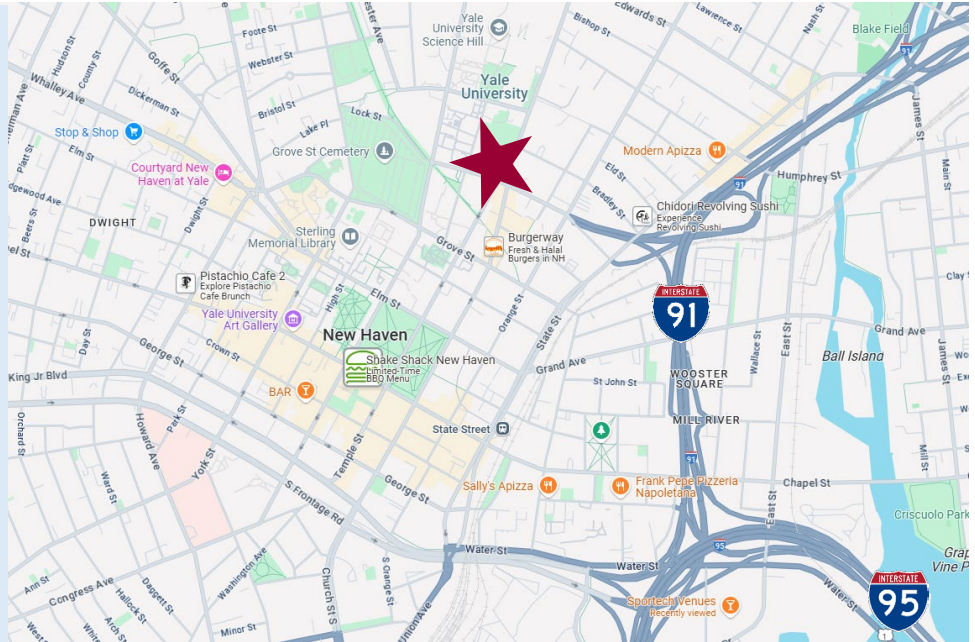
## TAXES

**ASSESSMENT:** \$638,750

**MILL RATE:** 39.4

**TAXES:** \$25,166.76 (2024)

**DIRECTIONS:** I-91 to Exit 3 to Trumbull St



Discover a rare opportunity to acquire a stabilized mixed-use asset in the heart of New Haven, Connecticut. Located on the highly desirable Trumbull Street, this 6,306± SF 2.5-story building features a blend of professional office suites and residential apartment units with flexible Leases and solid income, making it ideal for investors or an owner / user in one of CT's most dynamic urban markets.

The property offers strong long-term tenancy, reliable cash flow and minimal turn-over. Off-street parking enhances tenant convenience – an exceptional amenity in the downtown market – and walkability to Yale University, New Haven Green and numerous dining, retail, and cultural destination spots support consistent tenant demand.



**Off-Street Parking - 10± Spaces**

**For More Information Contact:**

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