



SCALZO
COMMERCIAL
NEW DEVELOPMENT

58A OLD AMITY ROAD **For Sale**

58A Old Amity Road | Bethany, CT 06524



Property Summary

**58A Old Amity Road
Bethany, CT 06524**

PROPERTY DESCRIPTION

Presenting a rare investment opportunity in Bethany, CT. This R-130 zoned, bank-owned property includes 22 completed townhomes, with approvals in place for three additional homes and the potential to develop three more on the approved clubhouse site. Additionally, the property holds approvals for eight more units, offering strong upside potential.

With infrastructure already in place, this development is primed for expansion. Investors will appreciate the flexibility to operate the property as a multifamily rental community or convert it into a condominium complex with an established association.

Whether you're seeking long-term rental income or a for-sale condo strategy, 58A Old Amity Rd presents a ready-to-go opportunity for growth and profitability.

LOCATION DESCRIPTION

Prime Location for Residential Development – Bethany, CT

Located in New Haven County, Bethany offers a rare blend of rural character and accessibility. Just a short drive to downtown New Haven, Yale University, and major employment centers, the area appeals to homebuyers seeking a peaceful setting without sacrificing convenience. The site benefits from proximity to Route 63, Route 69, and I-84, providing seamless access to the broader New Haven, Waterbury, and Hartford markets. Bethany's low-density zoning, strong community reputation, and access to nearby amenities make it an ideal setting for a high-quality residential development.



PROPERTY HIGHLIGHTS

- 22 units
- Built in 2018
- Zoned R-130
- Bank-owned property
- Approvals for 8 additional units
- Clubhouse and pump house included
- 7 wells and septic systems

OFFERING SUMMARY

Sale Price:	\$5,500,000
Number of Units:	22
Lot Size:	33 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	29	64	236
Total Population	79	179	662
Average HH Income	\$211,696	\$210,914	\$211,322

Property Details

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Sale Price	\$5,500,000
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LOCATION INFORMATION

Building Name	58A Old Amity Road
Street Address	58A Old Amity Road
City, State, Zip	Bethany, CT 06524
County	New Haven

BUILDING INFORMATION

Building Size	0 SF
Occupancy %	0.0%
Tenancy	Multiple
Year Built	2018
Number of Buildings	23
Foundation	concrete

PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	R-130
Lot Size	33 Acres
APN #	BTHY M:119 B:58A
Waterfront	No
Power	Yes

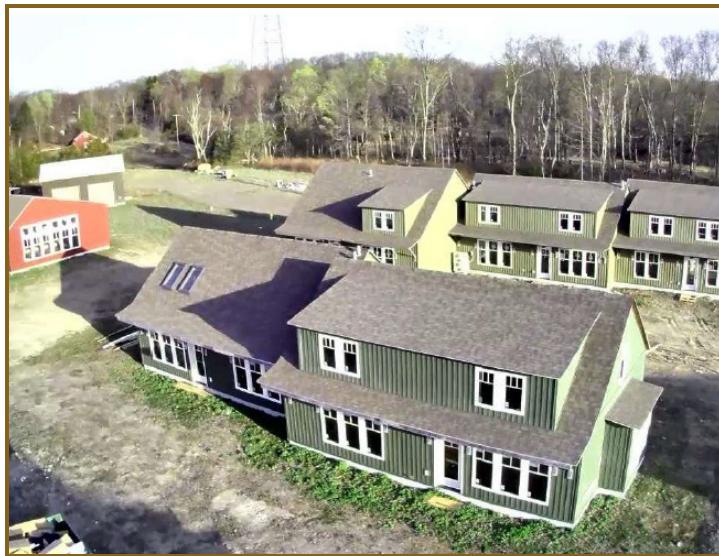
TAXES & VALUATION

Foreclosure / Distressed	No
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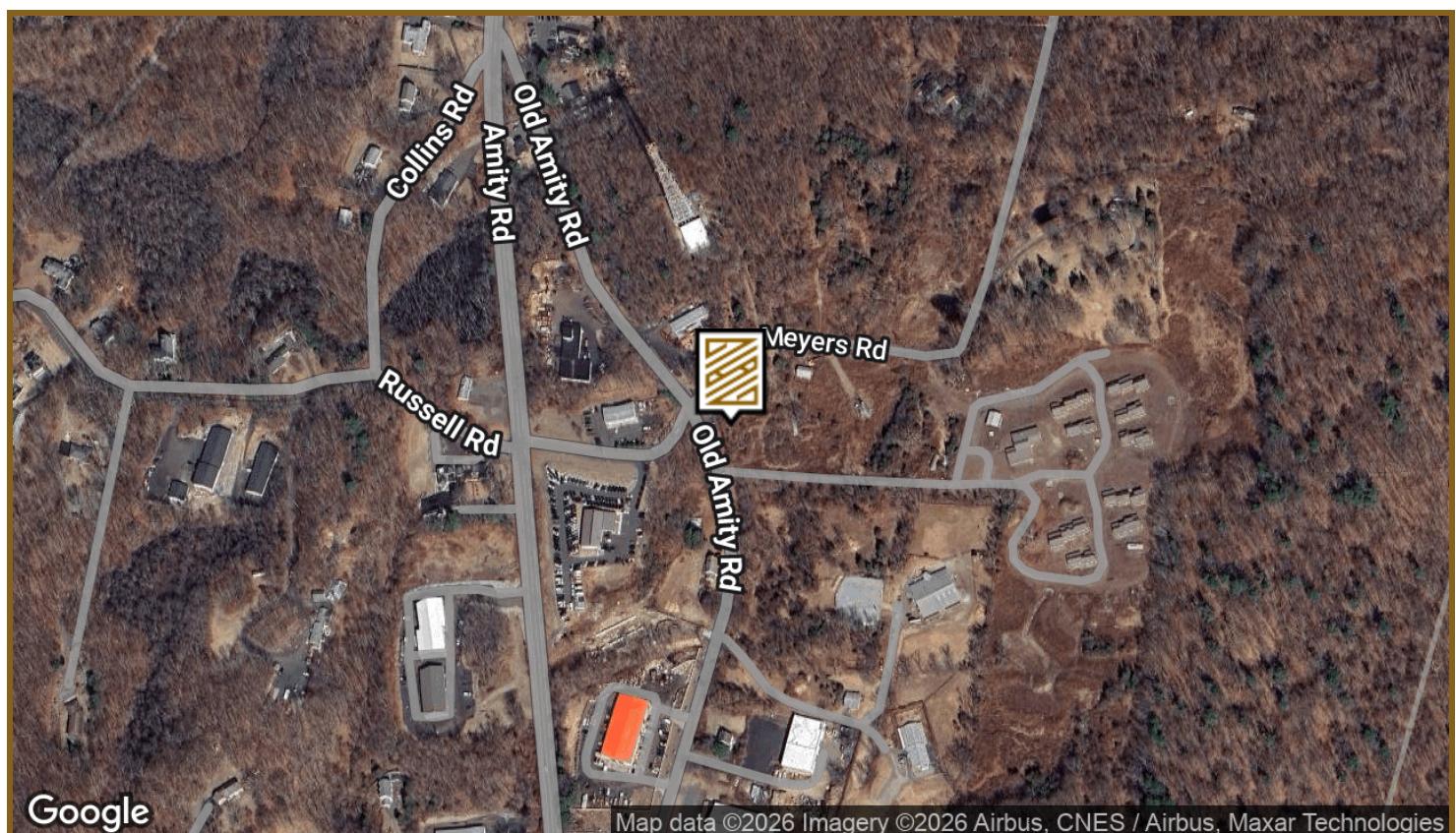
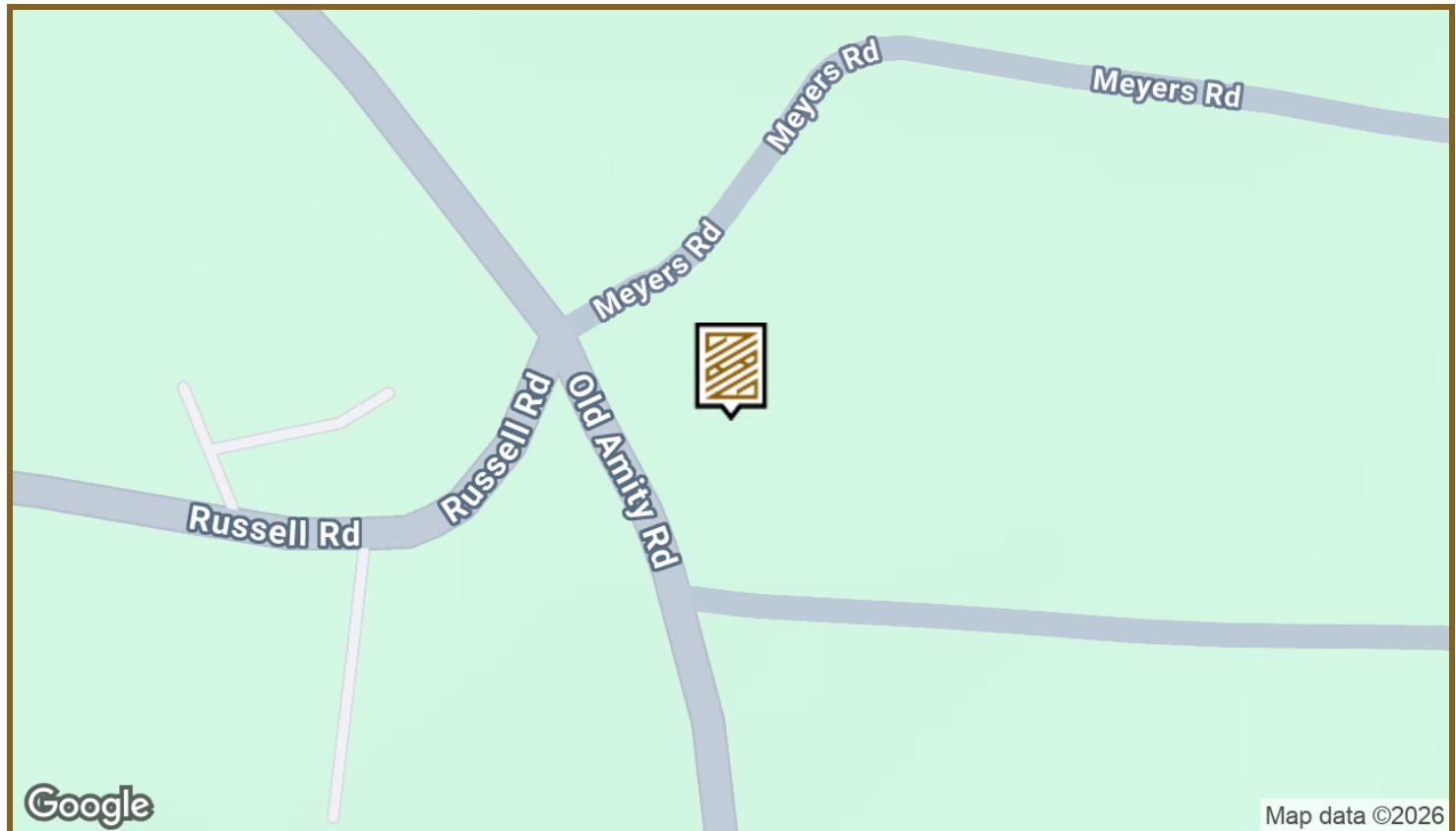
Additional Photos

**58A Old Amity Road
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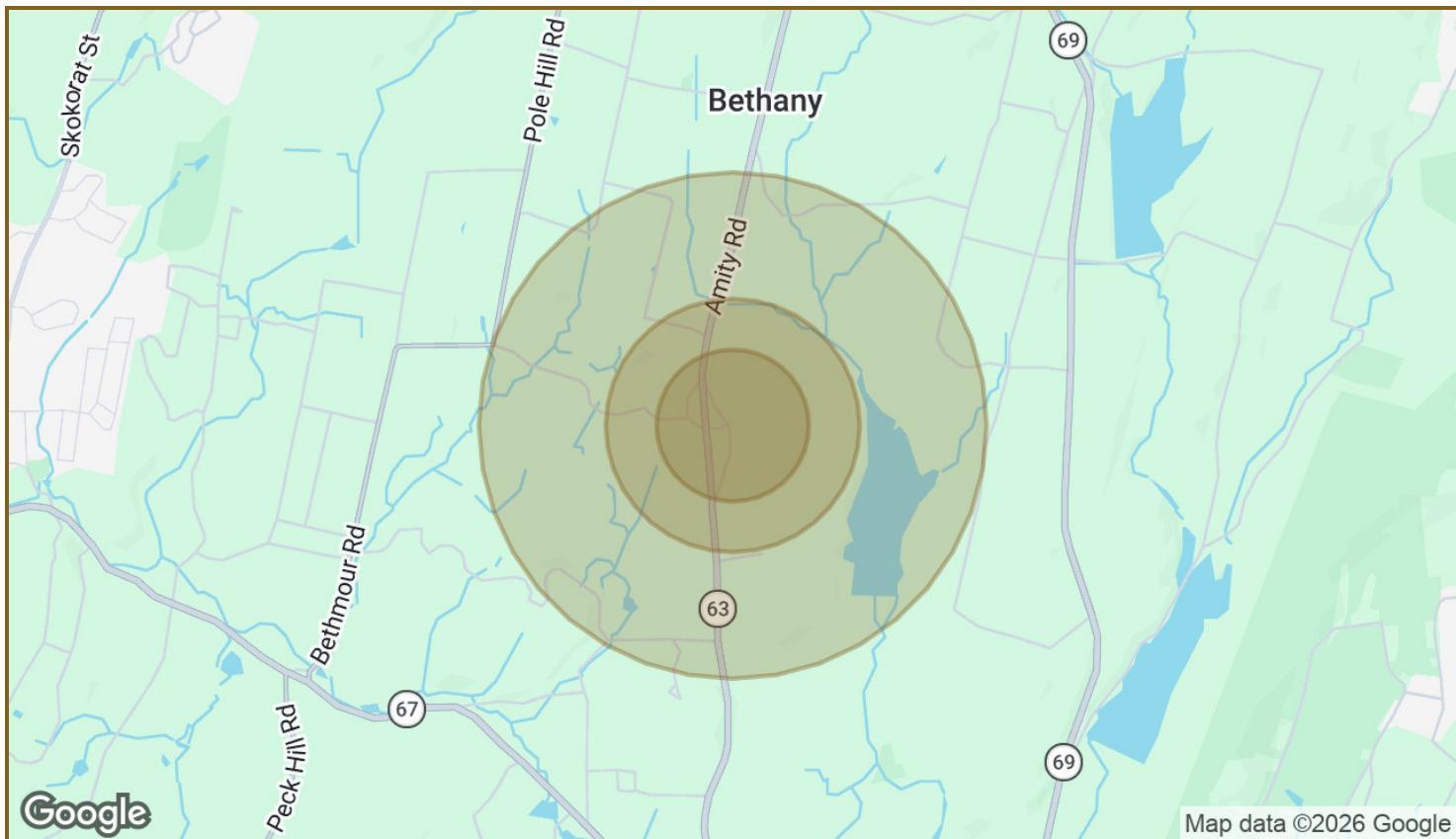
Location Map

58A Old Amity Road
Bethany, CT 06524



Demographics Map & Report

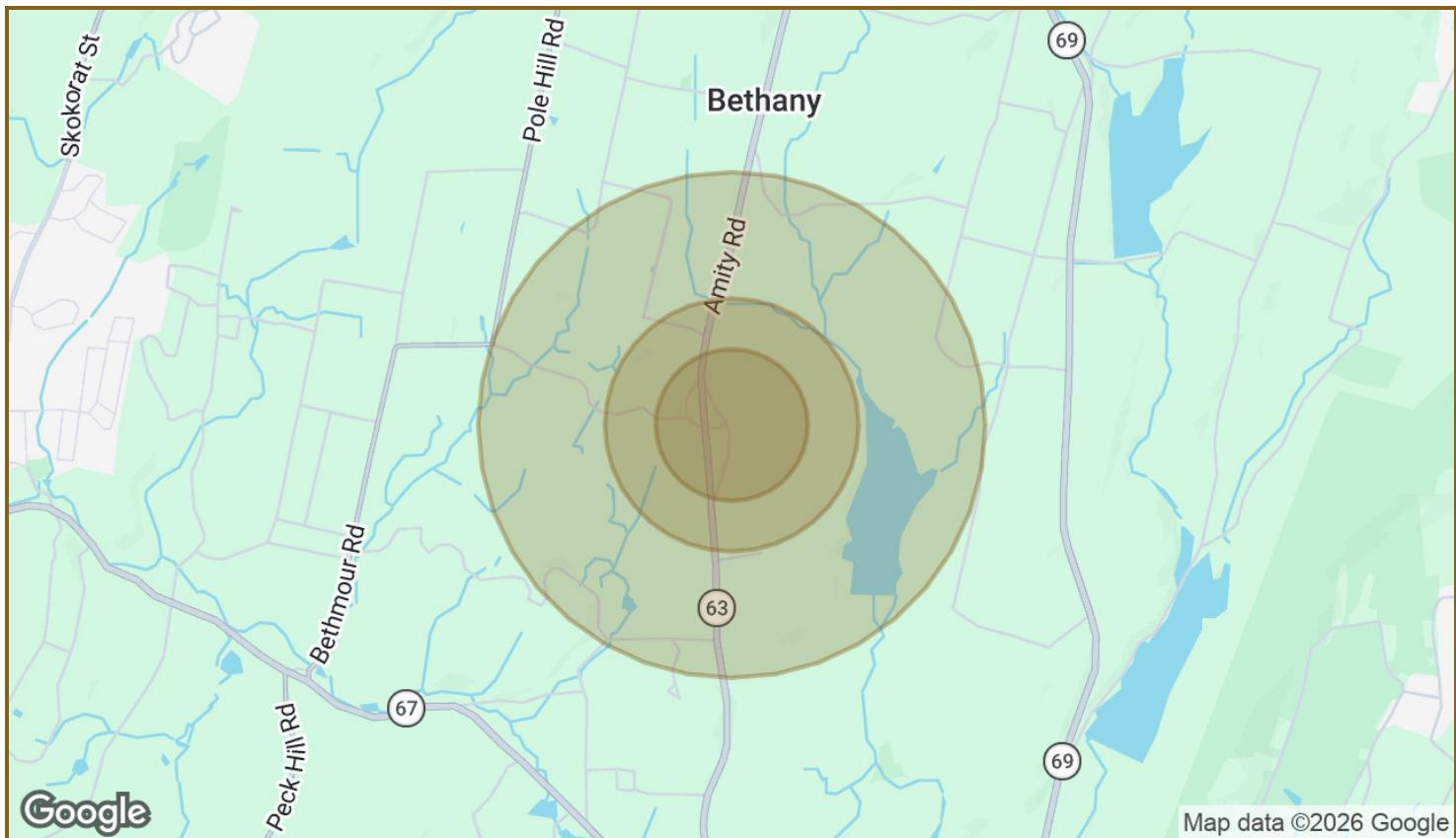
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	79	179	662
Average Age	44	43	43
Average Age (Male)	44	43	42
Average Age (Female)	44	43	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	29	64	236
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$211,696	\$210,914	\$211,322
Average House Value	\$591,775	\$602,405	\$609,287
RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	67	150	551
% White	84.8%	83.8%	83.2%
Total Population - Black	1	2	8
% Black	1.3%	1.1%	1.2%
Total Population - Asian	4	13	51

Demographics Map & Report

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% Asian	5.1%	7.3%	7.7%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	0	0	1
% American Indian	0.0%	0.0%	0.2%
Total Population - Other	1	3	12
% Other	1.3%	1.7%	1.8%

Demographics data derived from AlphaMap

Agents Contact

**58A Old Amity Road
Bethany, CT 06524**

DOUG ROSE

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TEXT HEADLINE

Add text here...