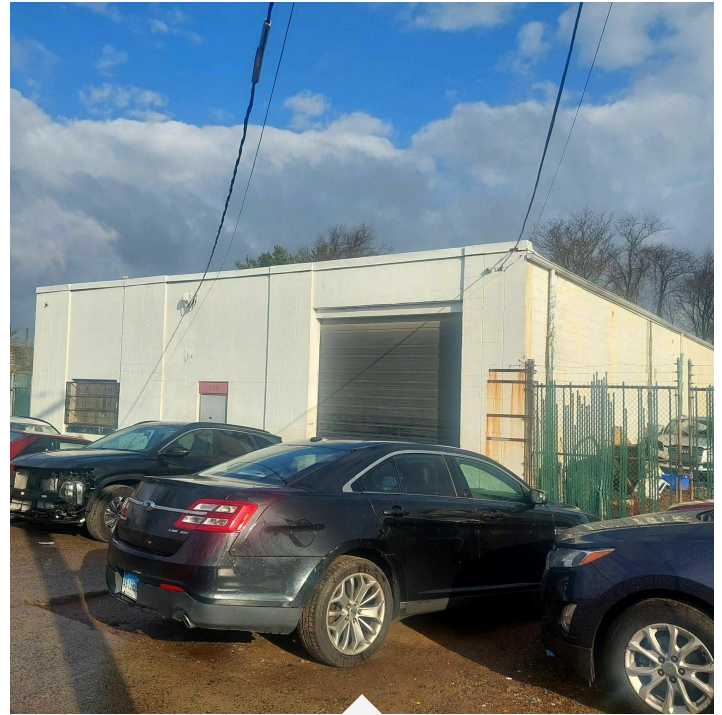
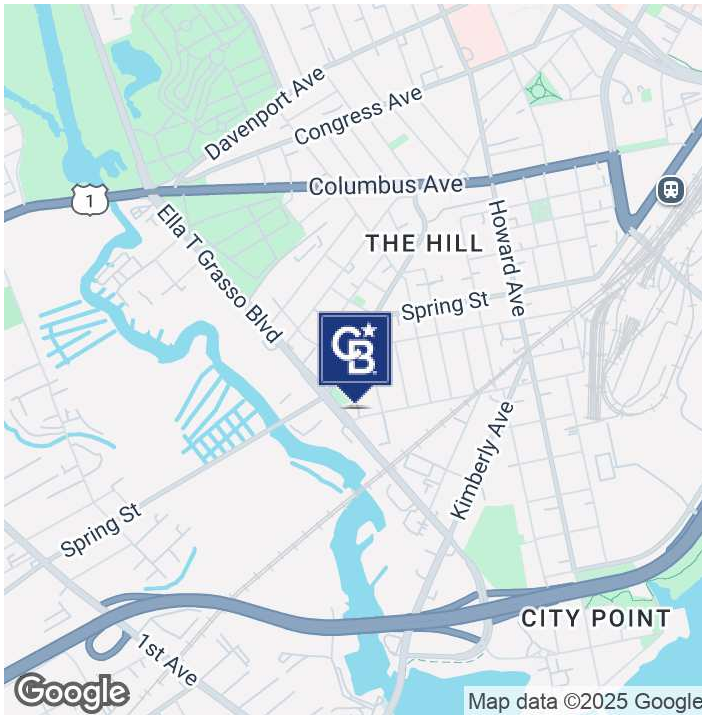


SALE

215 LAMBERTON ST

215 Lamberton St New Haven, CT 06519



Building Name	215 Lamberton St
Property Type	Auto-Repair
Building Size	4,900 SF
Lot Size	0.57 Acres
Year Built	1968
Average Floor Size	4,900 SF
Free Standing	Yes

- 4,900 SF building
- Spray-Paint Room (4 years old), Mixing Area
- 12' x 12' garage entrance, 2 Lifts
- Versatile IL zoning allows for various business uses
- Auto-Body Shop or vehicle-related investors
- Prime Locations, High visibility and accessibility for increased exposure

Introducing a prime opportunity for vehicle-related investors in New Haven, CT. This 4,900 SF building, featuring a 12' x 12' garage entrance and a recently upgraded spray-paint room and mixing area, is perfectly suited for an auto-body shop or similar venture. The versatile IL zoning offers endless possibilities for business use. With high visibility and accessibility, this property ensures increased exposure in a prime location. Don't miss the chance to make this property the home of your thriving business venture.

Gary Goodridge
(203) 676-6513
Gary.Goodridge@cbrealty.com



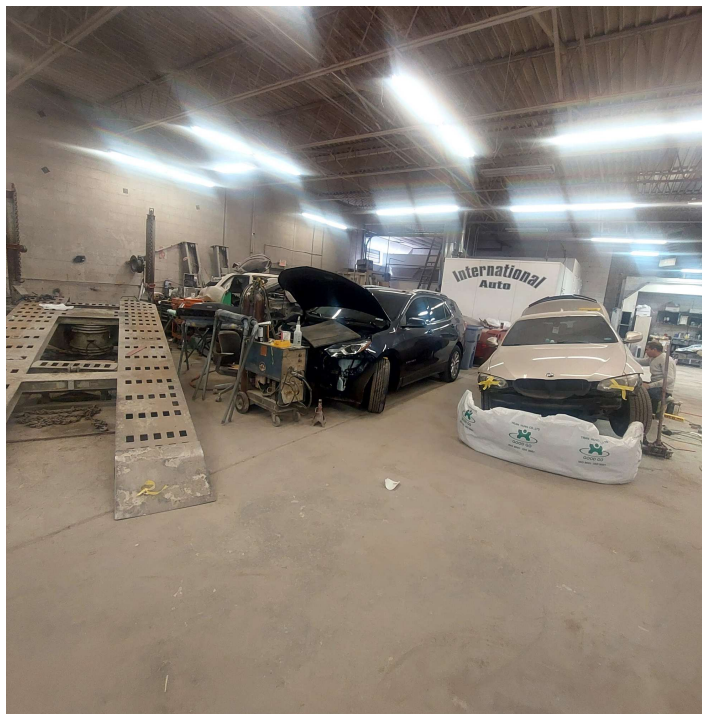
COLDWELL BANKER
COMMERCIAL
REALTY

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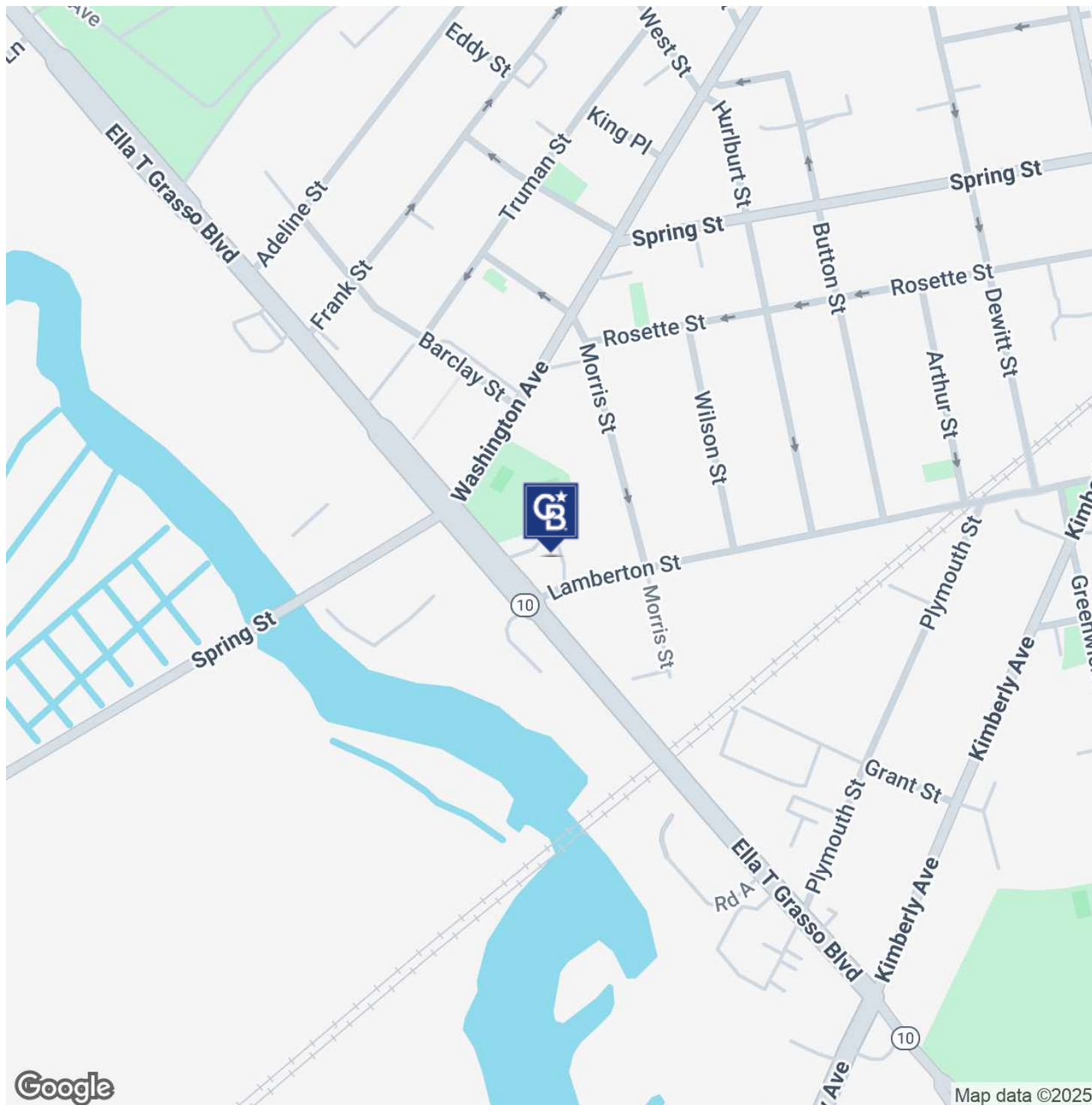
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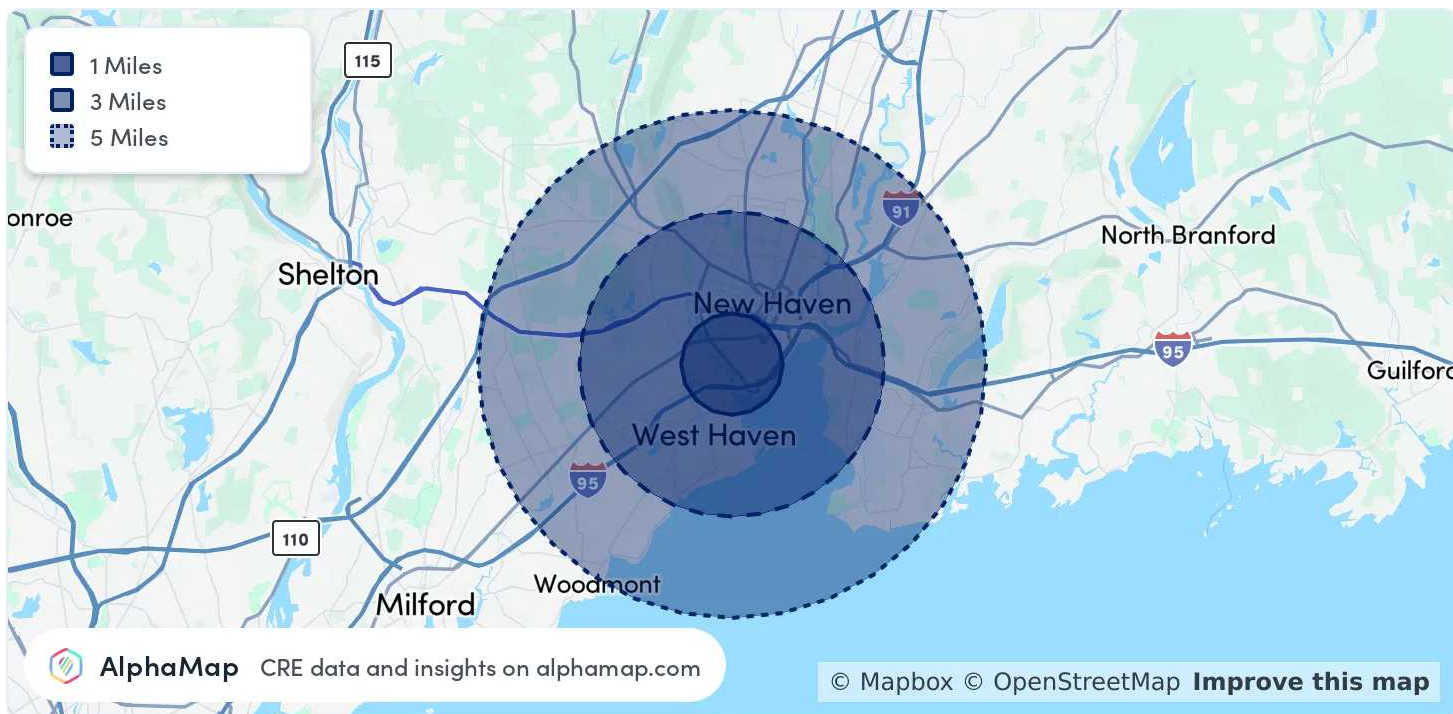
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	21,455	160,694	259,037
Average Age	36	36	39
Average Age (Male)	35	35	37
Average Age (Female)	37	37	40

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,694	61,418	101,626
Persons per HH	2.8	2.6	2.5
Average HH Income	\$67,198	\$82,187	\$92,233
Average House Value	\$242,654	\$321,582	\$333,790
Per Capita Income	\$23,999	\$31,610	\$36,893

Map and demographics data derived from AlphaMap

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