

809 CHAPEL STREET NEW HAVEN ,CT



DOWNTOWN CORNER
MIXED USE FOR SALE

BALDWIN PEARSON
& COMPANY, INCORPORATED *Realtors*



(203) 335-5117



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55 Walls Drive Suite 304 Fairfield, CT 06824

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PROPERTY HIGHLIGHTS

Baldwin Pearson & Co., Inc. is pleased to present 809 Chapel Street, New Haven, CT, a prominent, highly visible corner mixed-use asset located in the vibrant heart of Downtown New Haven. This distinguished three-story brick building has been thoughtfully repositioned to feature eleven residential units and two ground-floor retail spaces. This opportunity offers potential investors a high-quality unit mix in one of Connecticut's most dynamic urban markets.

Key Highlights:

-  **Historic Charm Meets Modern Design**
 - Classic three-story brick architecture with oversized windows that flood the interiors with natural light throughout.
-  **Prime Downtown Location**
 - Centrally located just steps from Yale University, top-rated restaurants, cafes, bars, boutique shops, and both Metro-North and CTrail stations.
-  **Wide Tenant Appeal**
 - An ideal residence for students, young professionals, medical staff, and commuters, drawn to the convenience and energy of downtown living.
-  **Blank Canvas- Delivered Vacant**
 - Property is offered 100% vacant, allowing investors to immediately complete renovations and implement their own management strategy.



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UNIT	TYPE	PROFORMA
1	3 BR	\$3,000
2	3 BR	\$3,000
3	2 BR	\$2,200
4	2 BR	\$2,200
5	2 BR	\$2,200
6	STUDIO	\$1,650
7	STUDIO	\$1,650
8	STUDIO	\$1,650
9	STUDIO	\$1,650
10	STUDIO	\$1,650
11	STUDIO	\$1,650
12	RETAIL	\$4,500
13	RETAIL	\$2,000

Monthly: \$27,000

Gross Operating Income: \$324,000

Vacancy/Collection Loss (7%): \$(22,680)

Effective Gross Income: **\$301,320**

Real Estate Taxes: \$(32,567)

Fuel: \$(0)

Water & Sewer: \$(5,500)

Insurance: \$(15,000)

Common Area Electric: \$(2,000)

Repairs & Maintenance: \$(7,000)

Management (5%): \$(15,066)

Total Expenses: \$(77,133)

Net Operating Income: \$224,187



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PROPERTY PHOTOS



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Offering Metrics:
Suggested Listing Price: \$2,900,000
Approx. Square Footage: 13,169
PPSF: \$285

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CONFIDENTIAL OFFERING

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Prospective purchasers of the Property are advised that changes may have occurred to the physical or financial condition of the Property since the time this Offering Memorandum or the financial statements therein were made by Broker and not by Owner and are based upon assumptions or events beyond the control of Broker and Owner, and therefore may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or a prospective purchaser with any income or expense figures, budgets, or projections regarding the Property.

Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest to offer to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at the time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by the owner pursuant to its Finance Committee authorities and the signature of a Vice President or Owner is affixed to a Real Estate Purchase Agreement prepared by Owner. This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to Owner or Broker.



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