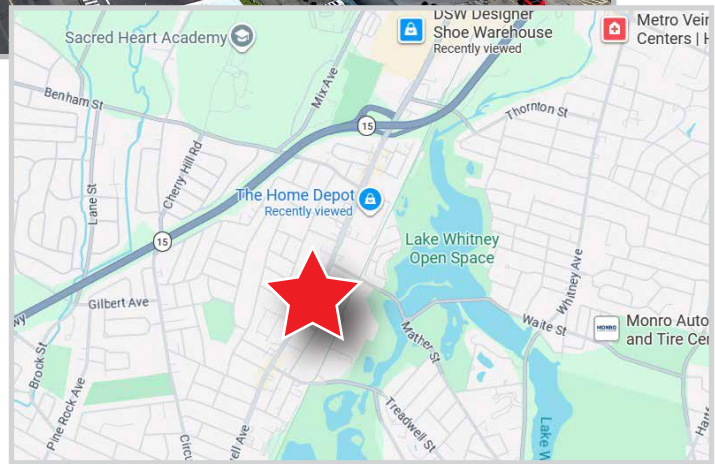
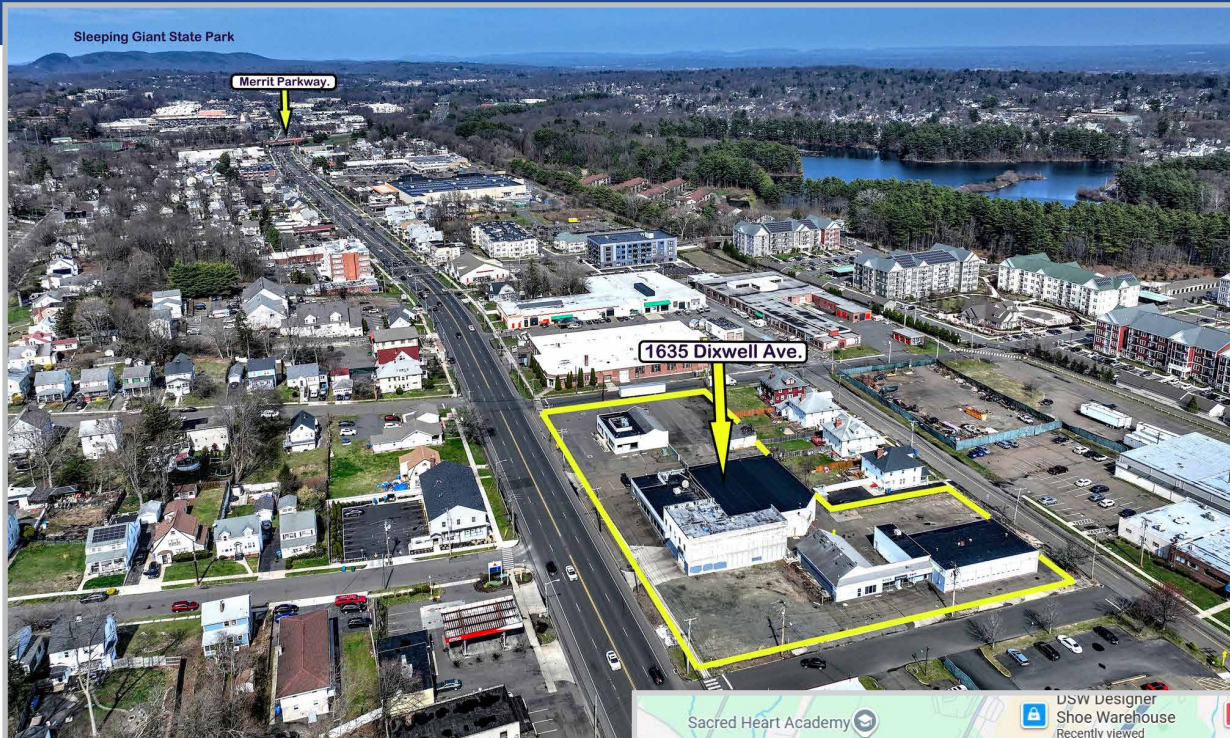


FOR SALE- INVESTMENT/REDEVELOPMENT 6 PARCELS ON 2.08 +/- ACRES 1627, 1635, 1651 Dixwell Avenue, Hamden



COLONIAL PROPERTIES



PROPERTY INFORMATION

Sale Price:	\$3,500,000
Total # of Parcels:	6
Total # Bldgs:	4
Acres:	2.08 +/- total
Frontage:	440' (Dixwell Ave)
Property Taxes:	\$88,664/year total
Zoning:	T4 (offers wide range of possibilities)

HIGHLIGHTS

- Fully vacant former car dealership and standalone retail building for value-add potential or immediate redevelopment.
- Prime visibility on heavily traveled Dixwell Avenue (Rte.10) with 29,000 cars per day
- Convenient access to the Merritt Parkway (Rte. 15) (0.8 miles)
- Six Parcels total: 1627, 1635 & 1651 Dixwell Avenue, 12 & 16 Foch Street, & 60 Marne Street.

FOR SALE- INVESTMENT/REDEVELOPMENT 6 PARCELS ON 2.08 +/- ACRES 1627, 1635, 1651 Dixwell Avenue, Hamden



LOCATION MAP



PROPERTY DESCRIPTION

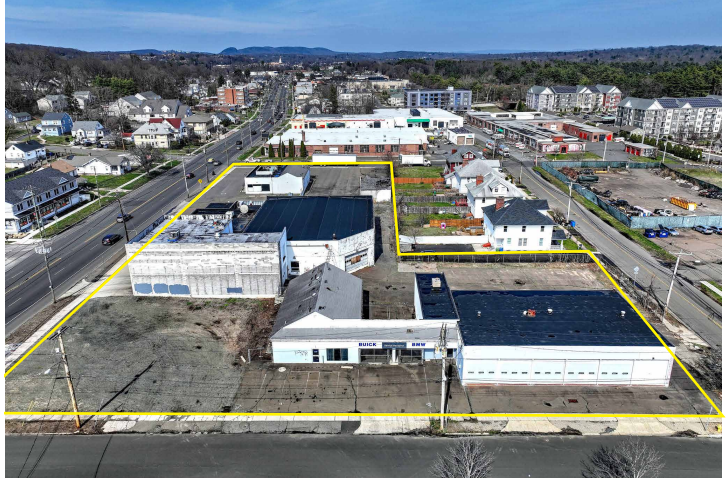
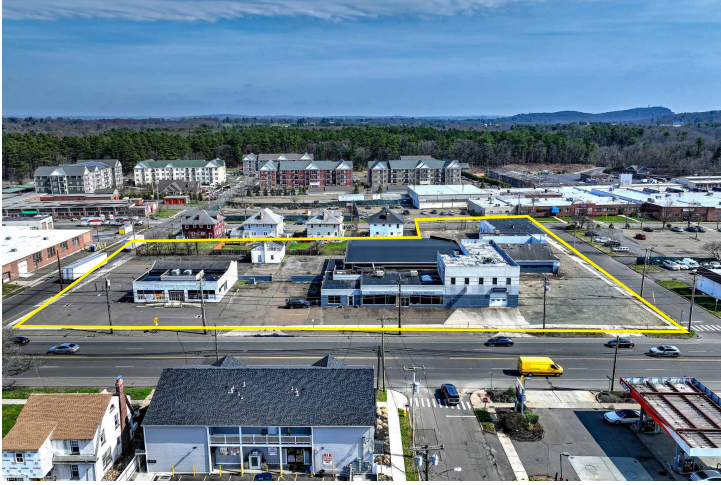
Rare opportunity to acquire a 2.08-acre commercial assemblage spanning over 440 feet of frontage on Dixwell Avenue (Route 10) in Hamden, Connecticut. Comprising 28,890 square feet across four buildings, including a 19,032 SF former car dealership/showroom, a 3,294 SF freestanding building, a 2,052 SF service office, and 4,512 SF of service/garage space with six overhead doors. The property is fully vacant and offers significant potential for repositioning, redevelopment, or adaptive reuse.

Formerly operated as an auto dealership, the site is zoned T-4, one of Hamden's most flexible designations, supporting a broad range of commercial and residential uses. Situated in one of New Haven County's primary commercial corridors with approximately 30,000 vehicles per day, and less than a mile to the Merritt Parkway, the property delivers the visibility, scale, and locational upside that investors, developers, and owner-users are looking for.

**FOR SALE- INVESTMENT/REDEVELOPMENT
6 PARCELS ON 2.08 +/- ACRES
1627, 1635, 1651 Dixwell Avenue, Hamden**



COLONIAL PROPERTIES



FOR SALE- INVESTMENT/REDEVELOPMENT 6 PARCELS ON 2.08 +/- ACRES 1627, 1635, 1651 Dixwell Avenue, Hamden



COLONIAL PROPERTIES

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