



THE BALLOU TEAM
AT HOULIHAN LAWRENCE
WARECK D'OSTILIO

107 - 109 Court Street, New Haven



Downtown Mixed-Use Redevelopment Opportunity



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117 River Street, Milford, CT 06460



Investment Highlights



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Before



After



Invest in New Haven's Next Chapter of Downtown Living

- Approved Redevelopment plans to expand and convert two existing mixed-use buildings into four-story structures with 40 total residential units.
- Includes 29 studios, 8 one-bedrooms, and 3 two-bedrooms across two parcels.
- 8 Inclusionary Zoning units (4 studios, 4 one-bedrooms) plus 3 units prioritized for Housing Choice Voucher residents.
- Prime Downtown Location, Steps from City Hall, Yale University, the Green, and Union Station; surrounded by retail, dining, and cultural amenities
- Street-level retail combined with new apartment inventory creates strong mixed-use potential.
- Downtown New Haven continues to see robust absorption and limited supply of modern, efficient units.
- BD-1 special permits granted for residential use on the ground floor.

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Executive Summary



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The Ballou Team is pleased to present 107–109 Court Street a fully approved redevelopment opportunity in the heart of Downtown New Haven. The City Plan Commission has approved plans to expand and convert two adjoining mixed-use buildings into four-story structures with 40 total residential units and two retained street-level commercial spaces.

The existing site includes a two-story brick building at 107 Court Street and a four-story mixed-use building at 109 Court Street, currently home to retail tenants Greg's Tailoring and Formals and Noir Vintage & Company, along with a mix of apartments and single-room occupancy units.

The approved plan will introduce five new ground-floor dwelling units and add upper stories for a unified height and improved layout. Of the 40 total units, five will be affordable under the Inclusionary Zoning Ordinance, and three will be reserved for Housing Choice Voucher residents. Two on-site parking spaces will be provided for building maintenance use.

Situated steps from City Hall, the New Haven Green, Yale University, and Union Station, the property benefits from exceptional walkability, transit access, and proximity to major employment drivers. The project's approved entitlements, downtown location, and flexible mixed-use design position 107–109 Court Street as a, shovel-ready investment aligned with the city's ongoing demand for well-located, efficient urban housing.



Unlock Value in a Proven Growth Market



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READY TO BUY? At The Ballou Team, we are more than just a commercial real estate team; we are your strategic partners, dedicated to achieving your real estate goals with precision, integrity, and excellence. Based in the heart of Connecticut, we bring together a dynamic team of industry experts, each possessing a unique set of skills and a shared commitment to delivering unparalleled service to our clients.



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