



**SCALZO**  
**COMMERCIAL**  
NEW DEVELOPMENT

**433 CHAPEL ST, 56 WALLACE STREET, AND 64 WALLACE STREET**  
**New Haven, CT 06511**

**For Sale**



**Property Summary**



**PROPERTY DESCRIPTION**

Discover a compelling investment opportunity with this historic property at 433 Chapel St. Boasting a 32,000 SF building, 1 unit, and a rich heritage dating back to 1870, this versatile space is ideal for innovative mixed-use concepts or land development. It is currently improved with a 6-story industrial/commercial building built in 1870 per town records containing 32,000 gross building square feet and 9,380 gross square feet of living area. The Highest and Best Use is concluded to be a conversion to apartments in conformance with applicable building codes. The condition of the improvements is rated fair. The building was called the M. Armstrong and Company Carriage Factory. The building was listed on the National Register of Historic Places on August 31, 2011, as a historic carriage factory. It is one of a small number of surviving 19th-century carriage factories in a city that once had more than 50 such businesses. Zoned IL, the property offers strategic potential for a range of commercial endeavors. Take advantage of this rare chance to acquire a distinctive property in the vibrant New Haven area, and unlock its full potential for your investment portfolio.

**PROPERTY HIGHLIGHTS**

- 32,000 SF building with potential for office or land development
- Rich history dating back to 1870 adding unique character

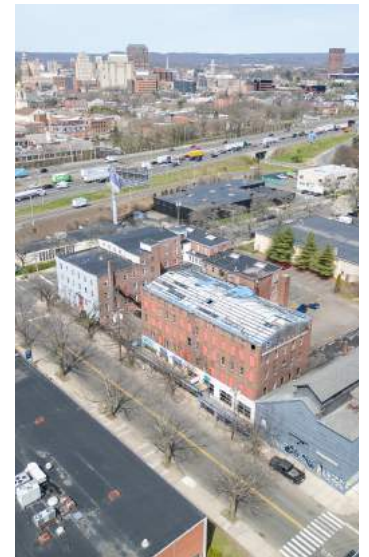
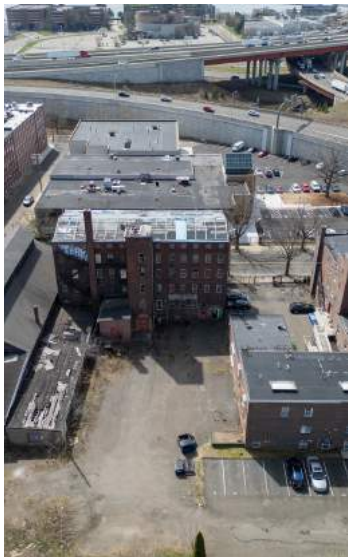
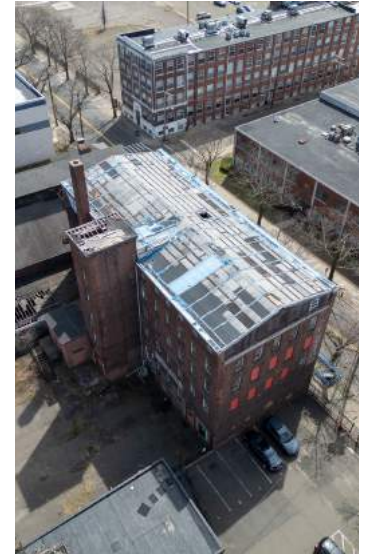
**OFFERING SUMMARY**

Sale Price:	Subject To Offer
Number of Units:	1
Lot Size:	0.59 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	2,105	10,805	23,712
Total Population	4,126	26,055	60,420
Average HH Income	\$91,354	\$76,738	\$76,521

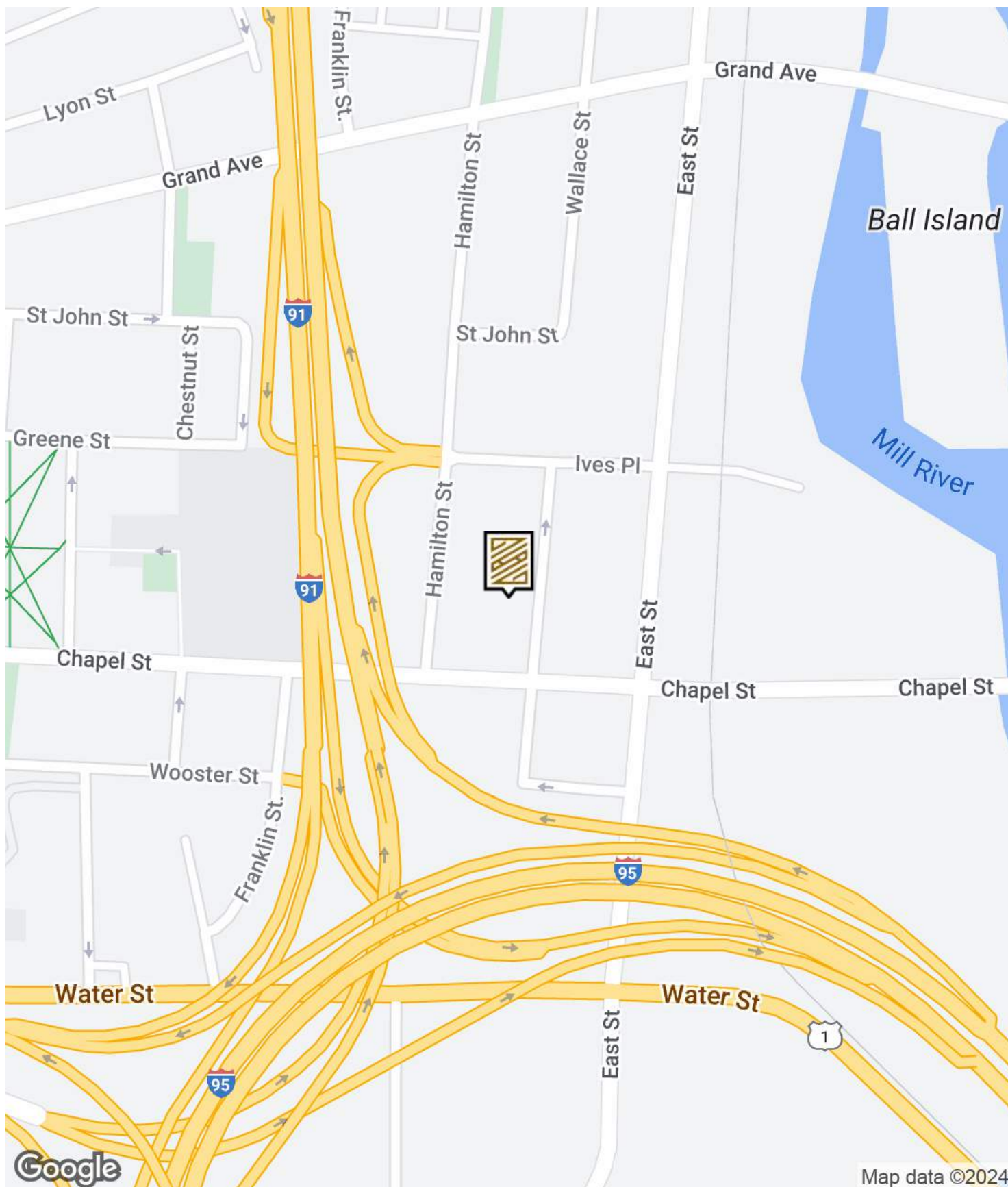
**Additional Photos**

**433 Chapel St, 56 Wallace Street, and 64 Wallace Street  
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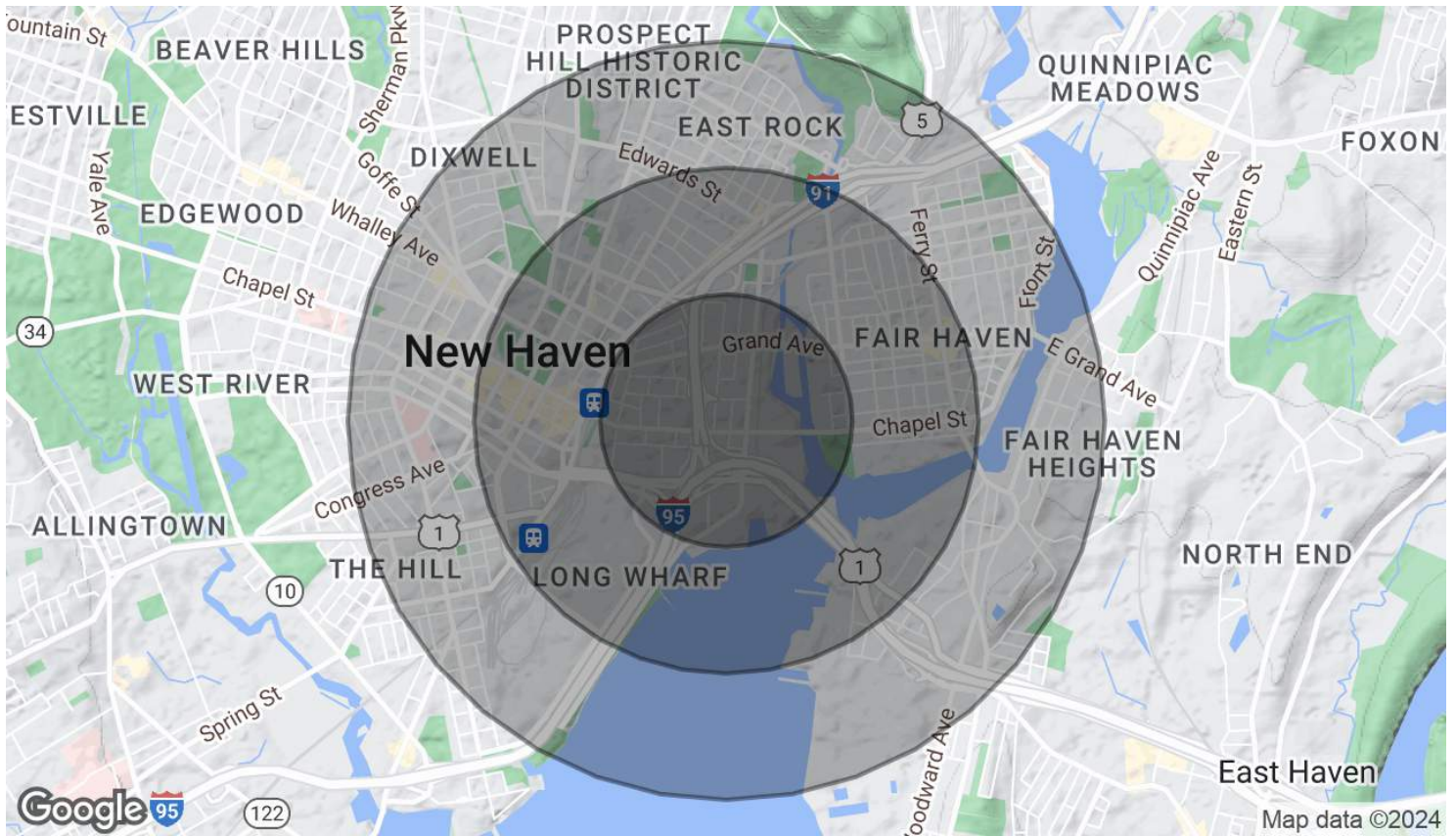
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**Location Map**



# Demographics Map & Report

433 Chapel St, 56 Wallace Street, and 64 Wallace Street  
New Haven, CT 06511



<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	4,126	26,055	60,420
Average Age	37	33	34
Average Age (Male)	37	33	33
Average Age (Female)	37	34	34

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Households	2,105	10,805	23,712
# of Persons per HH	2	2.4	2.5
Average HH Income	\$91,354	\$76,738	\$76,521
Average House Value	\$418,064	\$399,708	\$377,372

Demographics data derived from AlphaMap