



College Campus

Amodio & Co has been exclusively retained to sell 20 Gorham Avenue, Hamden, CT. Featuring 23,915 SF of currently educational / commercial use buildings. The 0.99 acre property is equally suitable for a user or developer, with value-add potential.

The former Paier College of Art campus is comprised of four buildings located in a suburban neighborhood but adjacent to a busy commercial sector. Parking is directly adjacent to the buildings. Walking distance to Putnam Plaza, Chimney Square and The Farmington Canal Heritage Trail.

Situated just north of New Haven (pop. 124,000) and numerous cultural resources like Yale's Art Gallery, museums, libraries and theaters. Within commuting distance to Hartford (38 miles), New York City (78 miles), and Boston (154 miles) by car, bus, or train.

Property Features

- ▶ 23,915 SF Commercial
- ▶ Classrooms, offices, studios, auditorium & library
- ▶ RTU's replaced recently
- ▶ Highway access - Rt 10, I-91 & I-95
- ▶ Prominent location adjacent to Dixwell Avenue.
- ▶ Modern functionality and layouts.
- ▶ Redevelopment potential.

Information contained herein had been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

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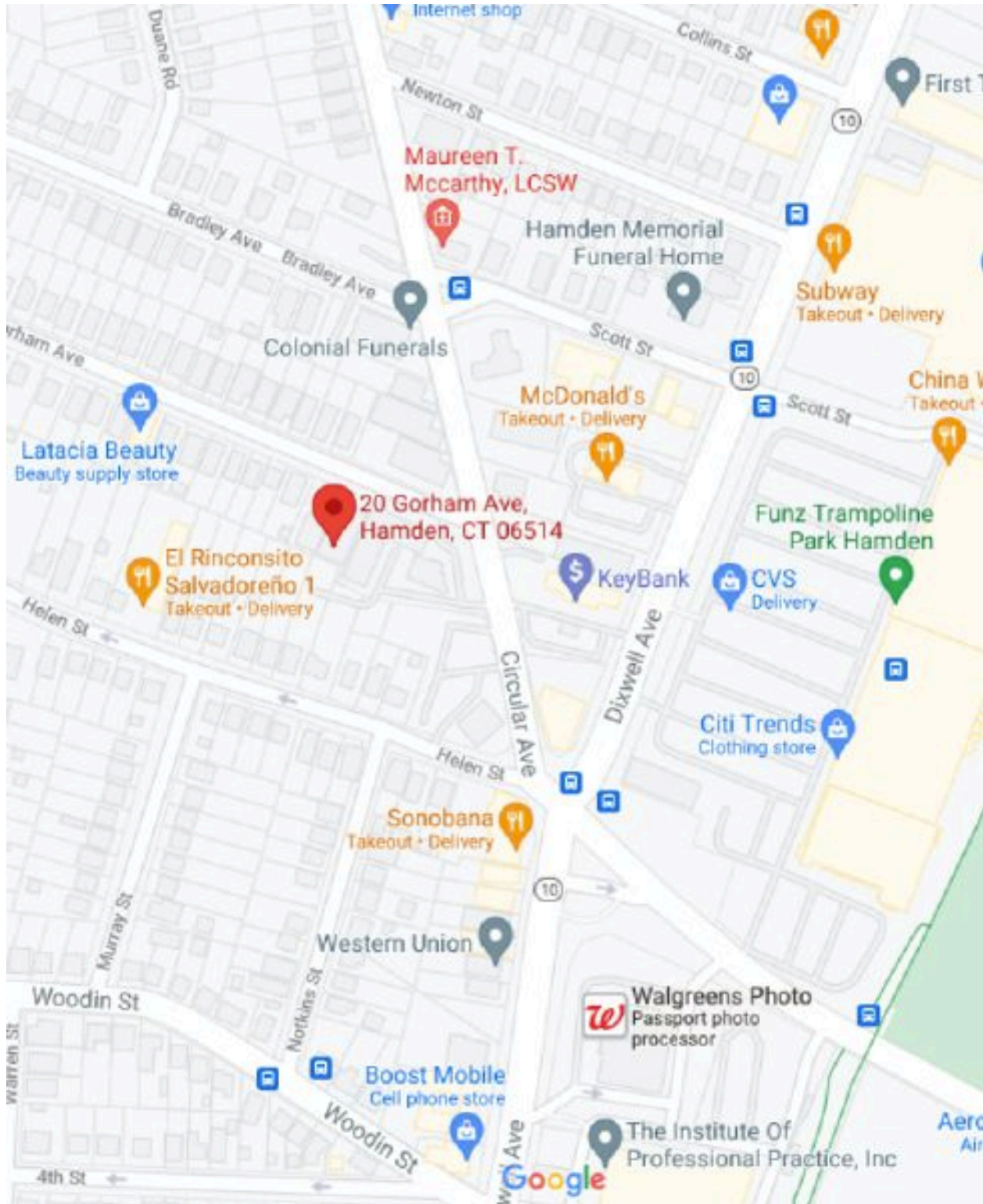
860.674.8908
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Property Details

Total Building SF	23,915 SF	Dock, Drive-In & Rail Access	N/A
Lot Size	0.99 Acres	Electric Service	Various sizes
Max Contiguous/Min Divide	23,915 SF	Phone / Data Service	Yes
Number of Units	4 Buildings	Back-Up Power Supply	N/A
Additional Buildings	yes	HVAC	Various
Frontage	532'	Type of Heat	Steam & Hot Water
Parking	adjacent to buildings	Natural Gas / Propane / Oil	Natural Gas & Oil
Number of Floors	1-3	City Water / Well	City Water
Year Built	1925, 1963, 1970, 1981	Sewer / Septic	City Sewer
Ceiling Height	Various	Sprinkler System	N/A
Ceiling Type	Acoustic, Open & S/R	Fire Prevention, Alarm	Pull Stations/Alarms
Restrooms	Multiple	Environmental Assessment	Unknown
Lighting	Various	Zoning	R5 & T5
Construction	Masonry, Frame	Assessment	N/A
Framing	Steel & Frame	Mill Rate	52.44
Roof Type	Flat, Shingle, etc.	Annual Real Estate Taxes	\$65,953.08
Column Spacing	Various	Access / Visibility	Gorham, Circular
Elevator	N/A	Traffic Count	+/- 7,700 ADT
Basement	Full	Signage	Yes

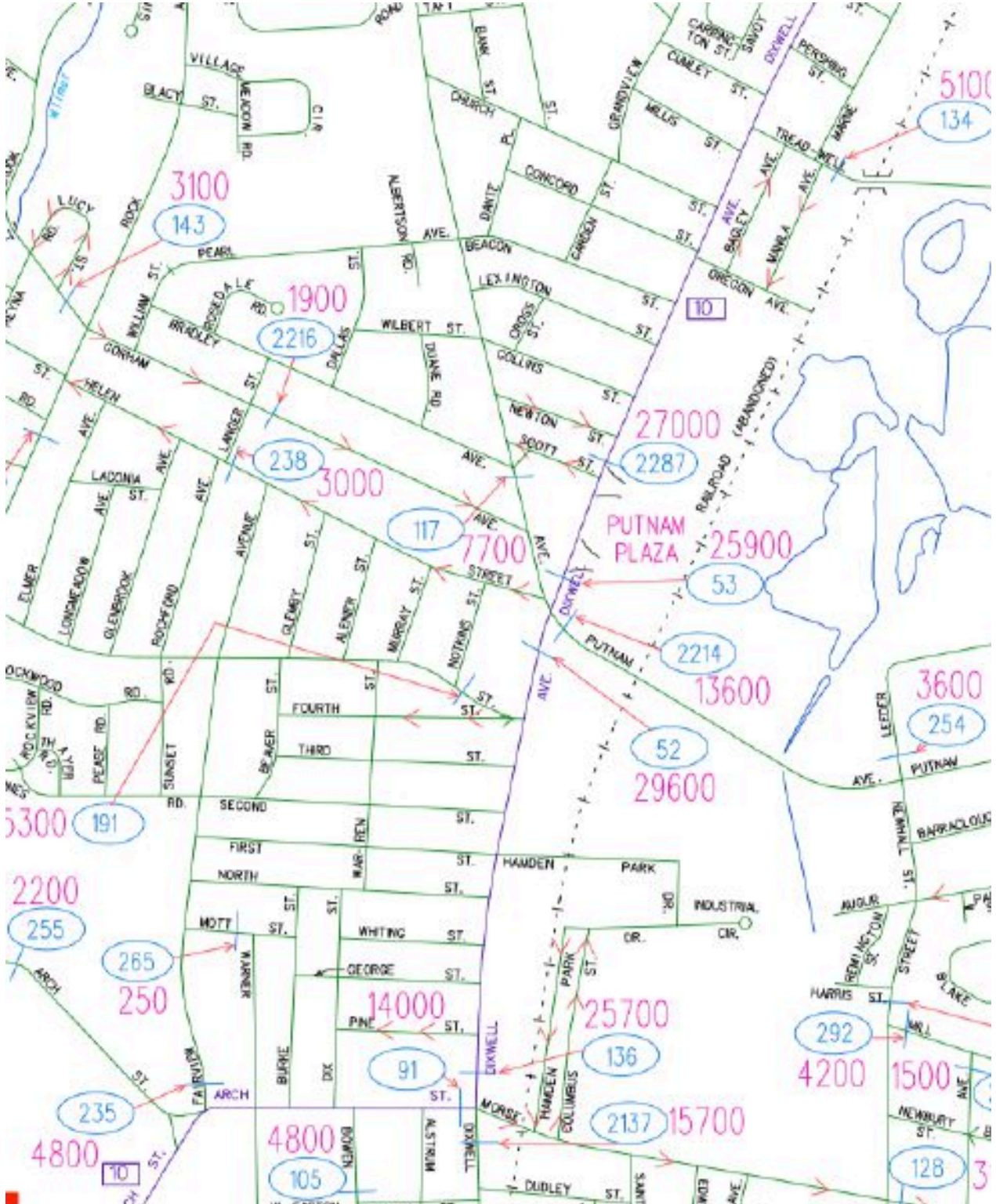
Property Location



Aerial Map

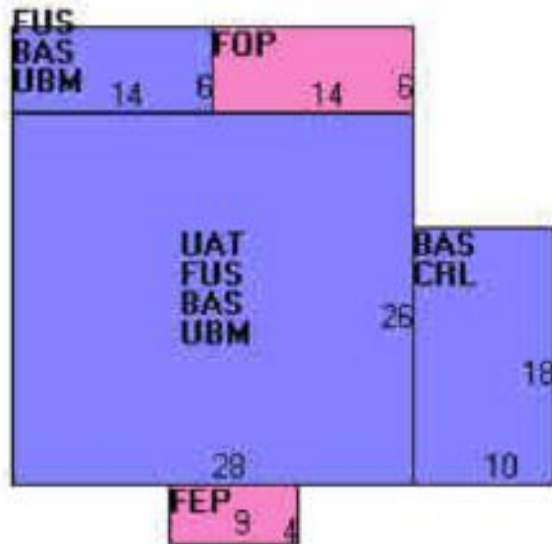
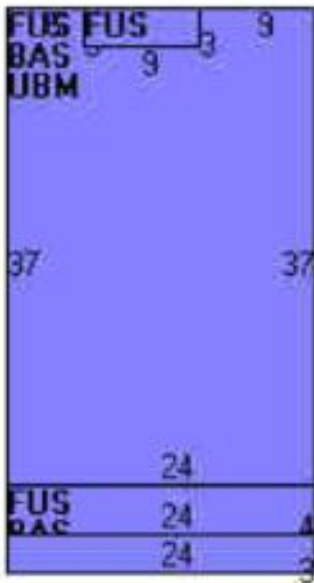
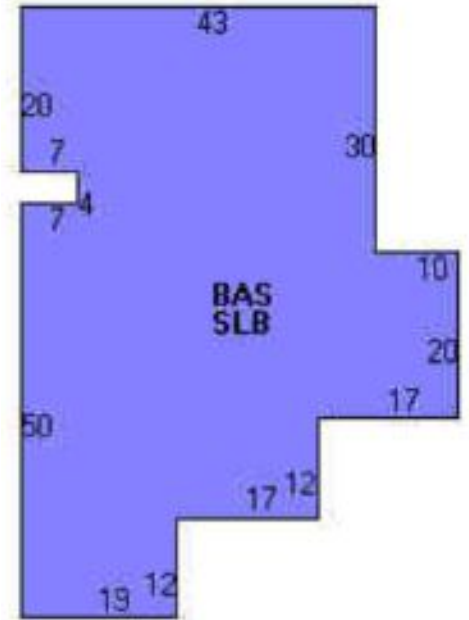
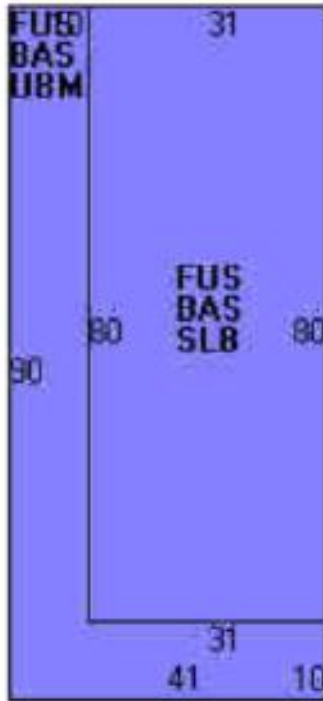
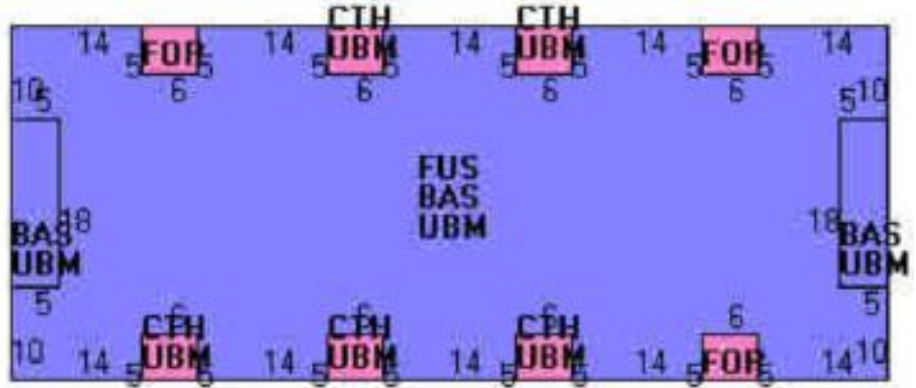
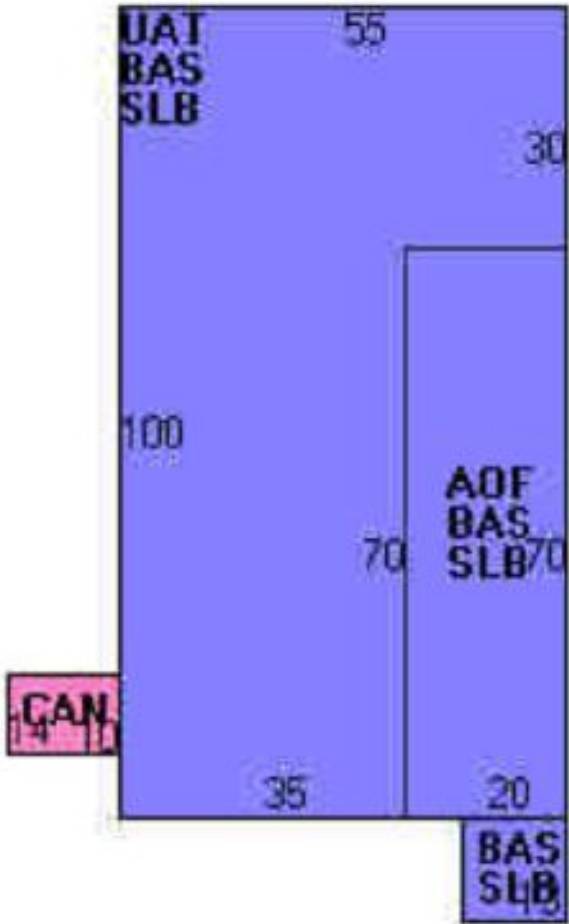


Traffic Counts



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Building Layouts



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