

# FOR SALE: INVESTMENT/REDEVELOPMENT

## (2) PARCELS - 1.17 ACRES TOTAL w/ SINGLE FAMILY HOME

2731 & 2735 Whitney Avenue, Hamden, CT



COLONIAL PROPERTIES



### PROPERTY INFORMATION

Sale Price:	<b>\$895,000</b>
# of Parcels:	2
# Buildings:	1
Building Size:	1,458 SF +/-
Acreage:	1.17 +/- Total
Taxes:	\$14,562/Yr Total
Zoning:	T3
Cars/Day:	12,400 +/-



### HIGHLIGHTS

- Great Owner/User or Investment Opportunity!
- Income producing rental property & vacant lot with redevelopment opportunity
- Utilities Available - Well, Sewer, Gas/Elec
- Zoning offers a range of mixed uses



200 Boston Post Road, Orange, CT 06477

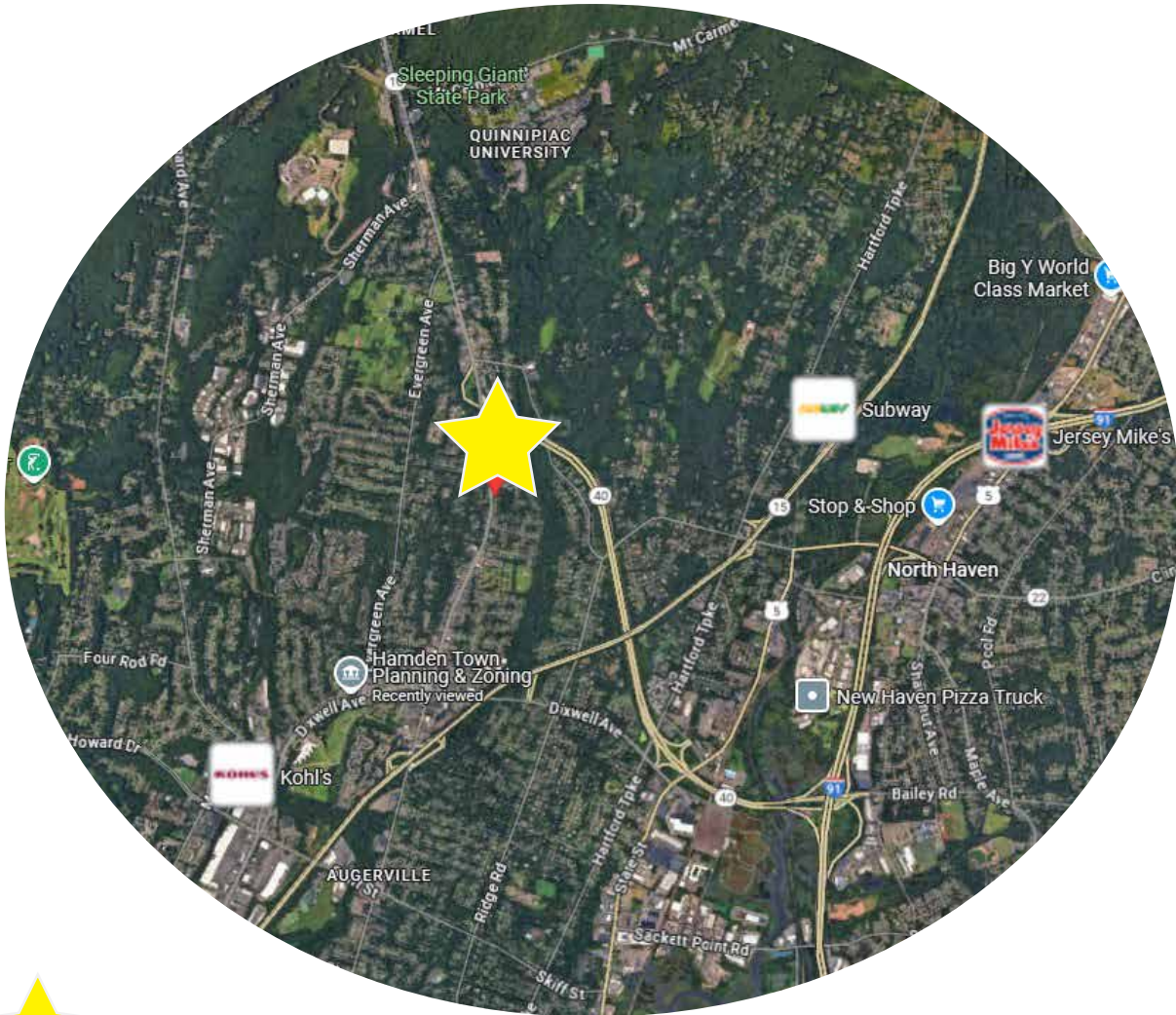
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**COLONIAL PROPERTIES**



**SITE- 2731 & 2735 Whitney Ave, Hamden**

**POINTS OF INTEREST:**

**To Route 15 - 1.2 miles**

**To I-91 - 2.5**

**To Quinnipiac University - 2.9 miles**

**To Yale University- 5.6 miles**

**Downtown New Haven- 9.3 miles**

**To Yale New Haven Hospital - 10.4 miles**



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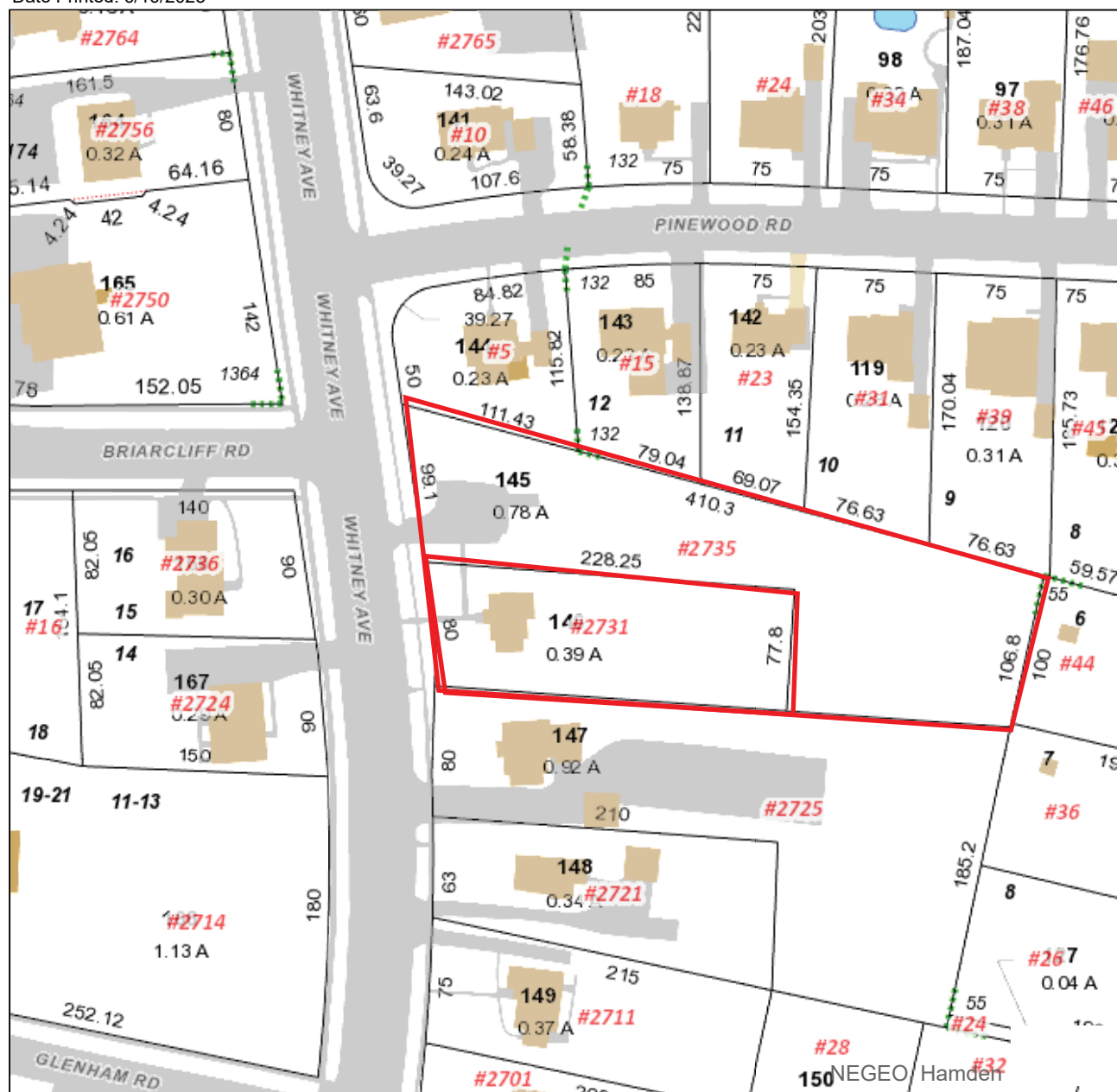
COLONIAL PROPERTIES

## Town of Hamden

Geographic Information System (GIS)



Date Printed: 6/16/2025



### MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Hamden and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 100 feet

