



**KNG**  
REALTY

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**FOR SALE**

**0.35 ACRE  
SITE**



**STANDALONE COMMERCIAL PROPERTY WITH YARD AND  
GARAGE SPACE**

**275 & 277 FRONT AVENUE  
WEST HAVEN CT**

**2,104 SF COMMERCIAL BUILDING**

**FORMER AUTO SERVICE FACILITY | 88-FEET OF FRONTAGE**

## HIGHLIGHTS

- FREESTANDING 2,100± SF COMMERCIAL BUILDING.
- LARGE BAY - CONTAINS TWO 10X10 OVERHEAD DOORS
- 11 FOOT CLEAR TO CEILING, 10 FEET TO THE UNDER-SIDE OF THE JOIST
- SINGLE GARAGE 10 ½ FEET CEILING HEIGHT WITH A SINGLE 8FT WIDE BY 10.5FT HIGH DOOR
- 3 OVERHEAD DOORS
- EXTRA LOT FOR ADDITIONAL PARKING
- EXCELLENT SPACE FOR AUTOMOTIVE, CONTRACTOR, LIGHT INDUSTRIAL, SERVICE, FLEET, STORAGE, AND TRADE-RELATED BUSINESSES.



**ASKING PRICE  
\$500,000**

**KENNETH GINSBERG | 203-376-6266 | KEN@KNGREALTY.COM**

# PROPERTY FACTS

## 275 & 277 FRONT AVE

|                             |             |
|-----------------------------|-------------|
| Total Building SF           | 2,100 SF    |
| Lot Size - 275 Front Street | 0.21 AC     |
| Lot Size - 277 Front Street | 0.14 AC     |
| Year Built                  | 1945        |
| Ceiling Height              | 11'         |
| Parking                     | Paved Lot   |
| Stories                     | 1           |
| Overhead Doors              | 3           |
| Construction                | Masonry     |
| Roof                        | Flat/Rubber |
| Zoning                      | IPD         |
| Heat                        | OIL         |
| Assessment 275 Front st     | \$192,220   |
| Assessment 277 Front st     | \$31,150    |
| Taxes 275 Front St          | \$4,916.99  |
| Taxes 277 Front St          | \$796.42    |

## ASKING PRICE

# \$500,000

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# 275 & 277 FRONT AVE WEST HAVEN CT



275 FRONT AVENUE PRESENTS A RARE OPPORTUNITY TO ACQUIRE A FREESTANDING 2,100± SF COMMERCIAL BUILDING SITUATED ON A 0.35± ACRE PARCEL IN WEST HAVEN'S ESTABLISHED BUSINESS DISTRICT. FEATURING 88 FEET OF FRONTAGE, AMPLE ON-SITE PARKING, AND A FUNCTIONAL SERVICE-ORIENTED LAYOUT, THE PROPERTY IS WELL-SUITED FOR AUTOMOTIVE, CONTRACTOR, FLEET, WAREHOUSE, AND TRADE-RELATED USERS. ITS STRATEGIC LOCATION PROVIDES CONVENIENT ACCESS TO I-95, DOWNTOWN NEW HAVEN, AND THE SURROUNDING SHORELINE MARKET, MAKING IT AN ATTRACTIVE OPTION FOR BUSINESSES SEEKING VISIBILITY, ACCESSIBILITY, AND OPERATIONAL FLEXIBILITY

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