

614-618 CAMPBELL AVENUE WEST HAVEN, CT



MIXED USE/ INDUSTRIAL  
PROPERTY FOR SALE

**BALDWIN PEARSON**  
& COMPANY, INCORPORATED *Realtors*

 (203) 335-5117  Daniel@baldwinpearson.com

 (203) 521-6348  www.baldwinpearson.com

 10 Middle Street Bridgeport, CT 06604

# 614-618 CAMPBELL AVENUE WEST HAVEN, CT

## PROPERTY HIGHLIGHTS

Baldwin Pearson & Co, Inc. is pleased to present 614-618 Campbell Avenue West Haven, CT 06516 to the market. The expansive commercial property sits on .5 acres and spans approximately 20,900 square feet across two properties. The front property contains six apartments and two ground floor retail spaces, on one of the best retail stretches of Campbell Avenue. The back property features a 10,000 square foot warehouse featuring 12 foot ceilings and three loading docks with a private driveway and back parking lot. This unique property is a perfect addition to an investment real estate portfolio or an opportunity for an owner user to plant their business roots on a great commercial thoroughfare.

### Property Highlights:

- 100 feet of frontage on Campbell Avenue featuring stable tenants H&R Block and local pizzeria on solid retail leases
- Six large apartments with considerable room to increase monthly rents
- All units are separately metered for utilities
- Vacant 10,000 square foot warehouse with three loading docks for immediate occupancy by new industrial tenant or owner user
- Private, side driveway and back parking lot for tenants



 (203) 335-5117  Daniel@baldwinpearson.com

 (203) 521-6348  www.baldwinpearson.com

 10 Middle Street Bridgeport, CT 06604

# 614-618 CAMPBELL AVENUE WEST HAVEN, CT

UNIT	TYPE	SQFT	CURRENT	PROFORMA	COMMENTS
614 Apt 2C	1 BR	750	\$1,250	\$1,550	
614 Apt 2B	2 BR	900	\$1,600	\$1,900	
614 Apt 2A	2 BR	900	\$1,250	\$1,900	
618 2nd Fl Apt	5 BR	1,200	\$1,500	\$2,500	DUPLEX
618 1st Fl Apt	3 BR	1,000	\$1,600	\$2,200	
618 Ground Apt	2 BR	900	\$1,400	\$1,750	
614 Store	H&R Block	2,200	\$2,100	\$2,163	2+ YRS ON LEASE
618 Store	Pizzeria	2,200	\$2,721	\$2,803	5+ YRS ON LEASE
618 Industrial	Warehouse	10,000	\$0	\$4,750	VACANT

Monthly Gross Income:	\$13,421	\$21,666
Annual Gross Income:	\$161,052	\$259,988
Vacancy/Collection Loss (3%):	\$(8,053)	\$(12,999)
<b>Effective Gross Income:</b>	<b>\$152,999</b>	<b>\$246,988</b>
RE Estate Taxes:	\$(24,478)	\$(24,478)
Fuel***:	\$(0)	\$(0) ***TENANTS PAY
Water & Sewer:	\$(3,250)	\$(3,250)
Insurance:	\$(15,000)	\$(15,000)
Common Area Electric:	\$(1,000)	\$(1,000)
Repairs & Maintenance:	\$(9,600)	\$(9,600)
Management (5%):	\$(7,650)	\$(12,342)
Total Expenses:	\$(60,978)	\$(65,677)
<b>Net Operating Income:</b>	<b>\$92,021</b>	<b>\$181,311</b>



(203) 335-5117   
 Daniel@baldwinpearson.com  
 (203) 521-6348   
 www.baldwinpearson.com  
 10 Middle Street Bridgeport, CT 06604

# 614-618 CAMPBELL AVENUE WEST HAVEN, CT AERIAL PHOTO



**BALDWIN PEARSON**  
& COMPANY, INCORPORATED *Realtors*



(203) 335-5117



Daniel@baldwinpearson.com



(203) 521-6348



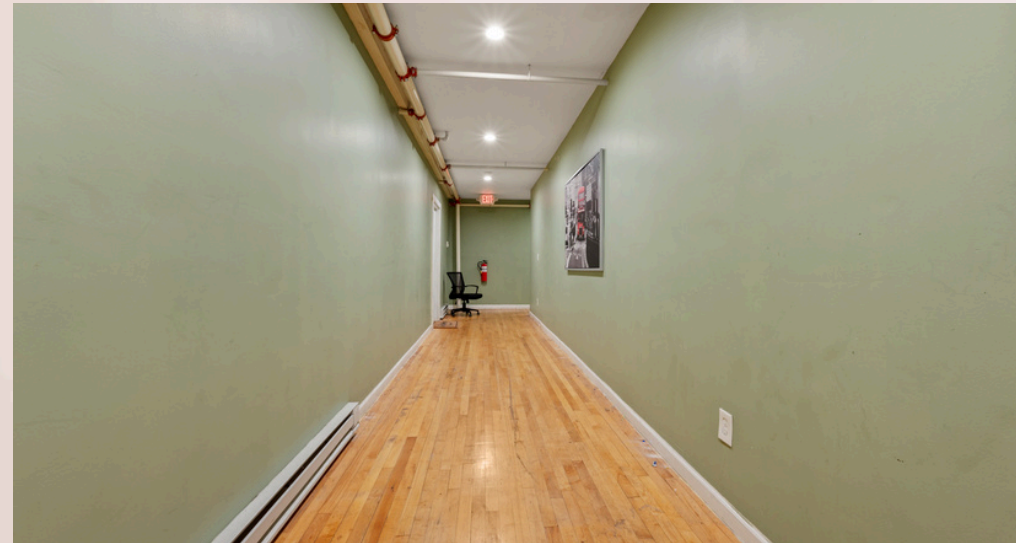
www.baldwinpearson.com



10 Middle Street Bridgeport, CT 06604

# 614-618 CAMPBELL AVENUE WEST HAVEN, CT

## INTERIOR PHOTOS



**BALDWIN PEARSON**  
& COMPANY, INCORPORATED *Realtors*

 (203) 335-5117  Daniel@baldwinpearson.com

 (203) 521-6348  www.baldwinpearson.com

 10 Middle Street Bridgeport, CT 06604

# 614-618 CAMPBELL AVENUE WEST HAVEN, CT WARHEOUSE PHOTOS



**BALDWIN PEARSON**  
& COMPANY, INCORPORATED *Realtors*

 (203) 335-5117  [Daniel@baldwinpearson.com](mailto:Daniel@baldwinpearson.com)

 (203) 521-6348  [www.baldwinpearson.com](http://www.baldwinpearson.com)

 10 Middle Street Bridgeport, CT 06604

# 614-618 CAMPBELL AVENUE WEST HAVEN, CT EXTERIOR PHOTOS



**BALDWIN PEARSON**  
& COMPANY, INCORPORATED  
*Realtors*

 (203) 335-5117  Daniel@baldwinpearson.com

 (203) 521-6348  www.baldwinpearson.com

 10 Middle Street Bridgeport, CT 06604

# 614-618 CAMPBELL AVENUE WEST HAVEN, CT



OFFERING PRICE  
\$1,752,000

## PRICING METRICS

20,939	6 Apts & 2 Stores, 1 Warehouse
Approx. SF	# of Units
5.25%	10.35%
Current Cap Rate	Pro Forma Cap Rate
\$84	\$194,722
Price/SF	Price/Unit

**BALDWIN PEARSON**  
& COMPANY, INCORPORATED  
*Realtors*

 (203) 335-5117  Daniel@baldwinpearson.com

 (203) 521-6348  www.baldwinpearson.com

 10 Middle Street Bridgeport, CT 06604



# 614-618 CAMPBELL AVENUE WEST HAVEN, CT 06516

## CONFIDENTIAL OFFERING

This Offering Memorandum was prepared by Baldwin Pearson & Co, Inc. (“Broker”) solely for the use of prospective purchasers of the properties located at 614-618 Campbell Avenue West Haven, CT 06516 (the “Property”). Neither the Broker nor the owner of the Property (“Owner”) makes any representation or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective purchasers of the Property are advised that changes may have occurred to the physical or financial condition of the Property since the time this Offering Memorandum or the financial statements therein were made by Broker and not by Owner and are based upon assumptions or events beyond the control of Broker and Owner, and therefore may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or a prospective purchaser with any income or expense figures, budgets, or projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest to offer to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at the time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by the owner pursuant to its Finance Committee authorities and the signature of a Vice President or Owner is affixed to a Real Estate Purchase Agreement prepared by Owner. This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to Owner or Broker.



 (203) 335-5117  Daniel@baldwinpearson.com

 (203) 521-6348  www.baldwinpearson.com

 10 Middle Street Bridgeport, CT 06604