

FOR SALE: REDEVELOPMENT SITE

2 +/- ACRE CORNER LOT

958-978 Boston Post Road, West Haven



COLONIAL PROPERTIES

Price Reduced!



PROPERTY INFORMATION

Purchase Price: \$2,150,000

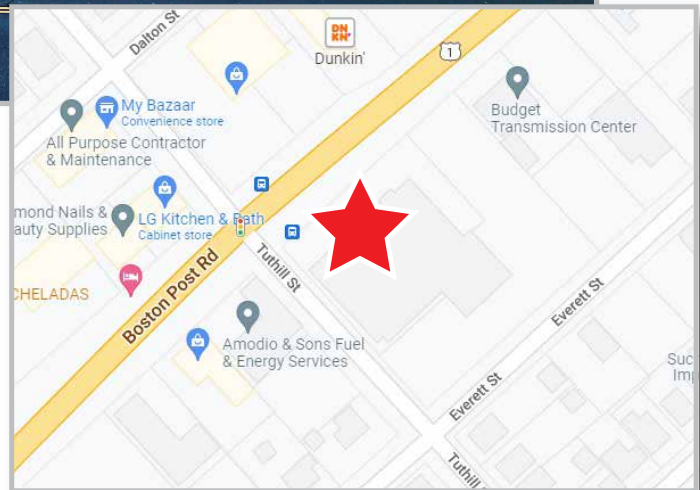
Land Size: 2 +/- Acres

CPD: 26,000 +

Building SF: 56,329 +/-

Zone: RB

RE Taxes: \$45,135.20



PROPERTY HIGHLIGHTS

- New roof in 2024
- (3) Loading docks
- 1.4 Mile from I-95
- Signalized Intersection
- 222,000 Population within 5 miles
- Ideal Retail Site



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



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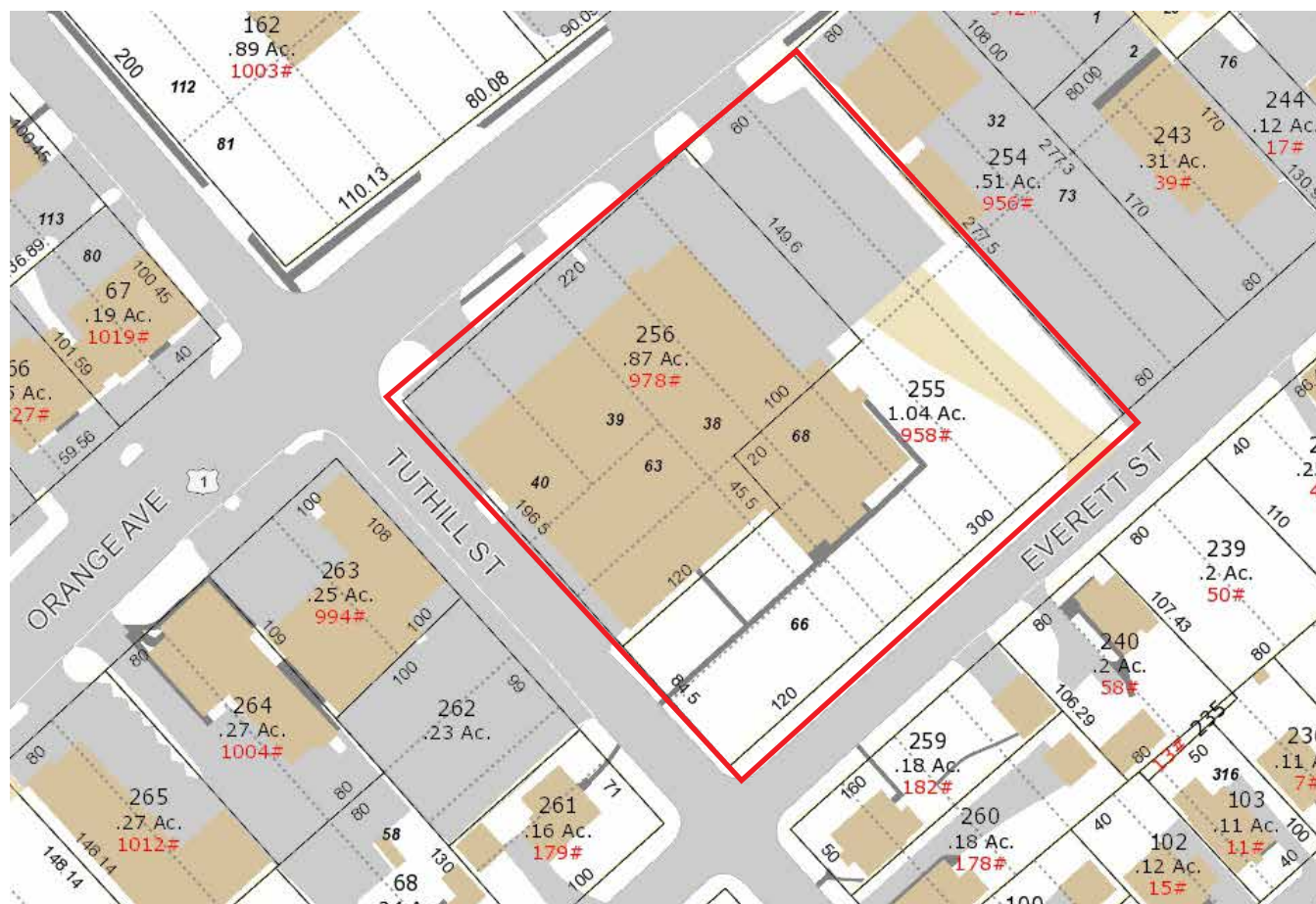
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DS	■	CATCH BASIN	---	EDGE OF PAVEMENT	CC	CONCRETE CURB
	○	ROUND CATCH BASIN	---	EDGE OF GRAVEL/LANDSCAPE	BC	BITUMINOUS CURB
	▽	DOWNSPOUT	---	EDGE OF TRAVELED WAY	EP	EDGE OF PAVEMENT
	○	DRAIN MANHOLE	---	CONCRETE	CNC	CONCRETE
	○	SEWER MANHOLE	---	EDG	S/W	SEWER
	■	WATER GATE	---	UTILITY POLE	UP	UTILITY POLE
	+	SEWER CONNECTION	---	REINFORCED CONCRETE PIPE	RP	REINFORCED CONCRETE PIPE
	+	FIRE HYDRANT	---	POLYVINYLCHLORIDE PIPE	PVC	POLYVINYLCHLORIDE PIPE
	○	GAS GATE	---	CORRUGATED PLASTIC PIPE	CPP	CORRUGATED PLASTIC PIPE
	+	STREET SIGN	---	SINGLE WHITE LINE	SWL	SINGLE WHITE LINE
100.0	○	LIGHT POLE	---	CHAIN LINK FENCE	CLF	CHAIN LINK FENCE
	○	UTILITY POLE W/LIGHT	---	UNDERGROUND ELECTRIC LINE	OEHW	OVERHEAD WIRE
	○	GUY WIRE	---	UNDERGROUND GAS LINE	GM	UNDERGROUND GAS LINE
	○	TELEPHONE POST	---	UNDERGROUND WATER LINE	UWL	UNDERGROUND WATER LINE
	○	MONITORING WELL	---	UNDERGROUND TELEPHONE LINE	ULL	UNDERGROUND TELEPHONE LINE
	○	SPOT ELEVATION	---	UNDERGROUND CABLE LINE	UCL	UNDERGROUND CABLE LINE
	○	ELECTRIC BOX	---	UNDERGROUND FIBER OPTIC LINE	UFOL	UNDERGROUND FIBER OPTIC LINE
	○	ELECTRIC METER	---	TREE LINE	TL	TREE LINE
	○	GAS METER	---	PROPERTY LINE	PL	PROPERTY LINE
	○	HAND HOLE	---	EASEMENT LINE	EL	EASEMENT LINE
100.0	○	SHRUB	---	CITY/TOWN LAYOUT LINE	CL	CITY/TOWN LAYOUT LINE
	○	DECIDUOUS TREE	---	STATE HIGHWAY LINE	SHL	STATE HIGHWAY LINE
	○	EVERGREEN TREE	---	CONNECTICUT HIGHWAY DEPARTMENT	CHD	CONNECTICUT HIGHWAY DEPARTMENT
	○	DRILL HOLE FOUND	---			
	○	IRON PIN/REBAR FOUND	---			
	○	MONITORING POINT	---			
	○		---			
	○		---			
	○		---			
	○		---			

Parcel 1: 151, 910 George Avenue

First Phase:

All easement areas in parcel of land, with the building and improvements thereon, situated in the Town of Wood County, Wisconsin, and County of Crawford, being Lots 25, 26 and 27 of Map 27 of Wood County, Wisconsin, as shown on the plat of said lots, and being more particularly described as follows:

SECTION: To Lots 26 and 27 on and near 277.10 feet.

ACRES: 1.42

CATCH: To County Road 40.

WRIGHT: To County Road 40.

CHARGE: To County Road 40.

Second Phase:

All full easement area in parcel of land, with the building and other improvements thereon, situated in the Town of Wood County, Wisconsin, and County of Crawford, being Lots 25, 26 and 27 of Map 27 of Wood County, Wisconsin, as shown on the plat of said lots, and being more particularly described as follows:

SECTION: To Lots 25, 26 and 27 on and near 277.10 feet.

ACRES: 1.42

CATCH: To County Road 40.

WRIGHT: To County Road 40.

CHARGE: To County Road 40.

Third Phase:

All full easement area in parcel of land, with the building and other improvements thereon, situated in the Town of Wood County, Wisconsin, and County of Crawford, being Lots 25, 26 and 27 of Map 27 of Wood County, Wisconsin, as shown on the plat of said lots, and being more particularly described as follows:

SECTION: To Lots 25, 26 and 27 on and near 277.10 feet.

ACRES: 1.42

CATCH: To County Road 40.

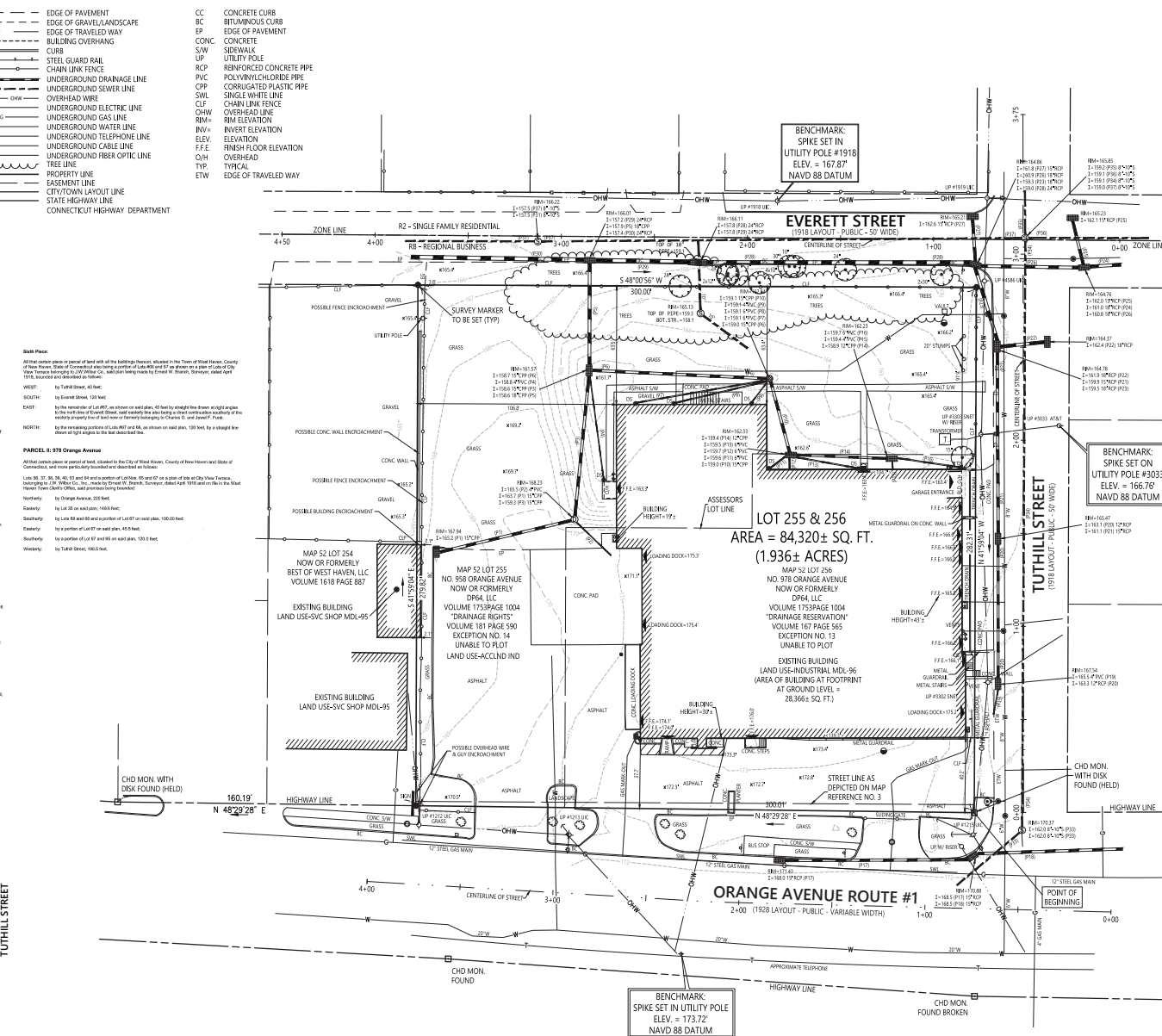
WRIGHT: To County Road 40.

CHARGE: To County Road 40.

A map showing the layout of Parcel 1, which is divided into five pieces. The pieces are labeled as follows:

- PARCEL 1 FIRST PIECE (bottom left)
- PARCEL 1 THIRD PIECE (middle left)
- PARCEL 1 FIFTH PIECE (top left)
- PARCEL 1 SECOND PIECE (middle right)
- PARCEL 1 SIXTH PIECE (top right)

The map also shows the location of PARCEL 2 (bottom right) and the street names EVERETT STREET (top) and ORANGE AVENUE ROUTE #1 (bottom).



REFERENCE IS MADE TO COMMONWEALTH LAND TITLE INSURANCE CORPORATION'S COMMITMENT NUMBER: BLC-26329. COMMITMENT DATE: JUNE 6, 2019.

SCHEDULE B PART 2

1. "ANY DEFECT, LIEN, ENCUMBRANCE", NOT SURVEY RELATED.
2. "RIGHTS OF THE PRESENT TENANTS", NOT SURVEY RELATED.
3. "ANY LIEN OR RIGHT TO A LIEN", NOT SURVEY RELATED.
4. "ANY ENCROACHMENT, ENCUMBRANCE", SEE SURVEY.
5. "REAL ESTATE TAXES", NOT SURVEY RELATED.
6. "REAL ESTATE TAXES", NOT SURVEY RELATED.
7. "INTENTIONALLY DELETED".
8. "REAL ESTATE TAXES", NOT SURVEY RELATED.
9. "WATER USE CHARGES", NOT SURVEY RELATED.
10. "SEWER USE CHARGES", NOT SURVEY RELATED.
11. "SEWER USE CHARGES", NOT SURVEY RELATED.
12. "INTENTIONALLY DELETED".
13. "DRAINAGE RESERVATION" VOLUME 167 PAGE 565, NOTED ON THE SURVEY, UNABLE TO PLOT.
14. "DRAINAGE RIGHTS" VOLUME 181 PAGE 590, NOTED ON THE SURVEY, UNABLE TO PLOT.
15. "GRAVEL DRIVEWAY ENCROACHING", SEE REFERENCED PLAN.
16. "CERTIFICATE OF DECISION", NOT SURVEY RELATED.

- 1) MAP TITLED "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF WEST HAVEN BOSTON POST ROAD FROM SHARON STREET WESTERLY TO THE ORANGE TOWN LINE ROUTE NO. 1" NO. 701 SHEET 2 OF 3, SCALE 1"=40', DATED JUNE 12, 1928.
- 2) MAP TITLED "PROPERTY & TOPOGRAPHIC MAP DIAMOND PROPERTIES, LLC EXISTING CONDITIONS PROPERTY LOCATED AT #958 978 ORANGE AVENUE WEST HAVEN, CONNECTICUT" SCALE 1"=20', DATED 5/03/2016.
- 3) MAP TITLED "CITY VIEW TERRACE, ORANGE, NEW HAVEN COUNTY, CONN. OWNED BY J.W. WILBUR CO. INC. FORMERLY OWNED BY MARGARET C. WELCH AND A SMALL PART BY ROSE P. TUTHILL" SCALE 1"=100', DATED APRIL, 1918.