

SALE

421 - 433 CAMPBELL AVE

421 - 433 Campbell Ave West Haven, CT 06516



PROPERTY DESCRIPTION

Prime investment opportunity in the heart of West Haven's vibrant downtown business district! This retail strip is just a block from the Green and City Hall, surrounded by a dynamic mix of offices, retail shops, and restaurants, ensuring excellent foot traffic and visibility. The property features 1,665 sq. ft. of vacant office space, perfect for an owner/user or investor looking to capitalize on the potential of this thriving location. Current rents are below market, offering significant upside for value-add opportunities. Additional benefits include basement space under each unit, providing ample storage or potential for added functionality.

OFFERING SUMMARY

Sale Price:	\$649,000
Number of Units:	6
Lot Size:	0.17 Acres
Building Size:	5,950 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,269	3,913	8,919
Total Population	3,004	9,561	21,108
Average HH Income	\$77,230	\$77,525	\$80,444

Tom Cavaliere
(203) 907-7800

Wayne Hugendubel
(203) 605-2946

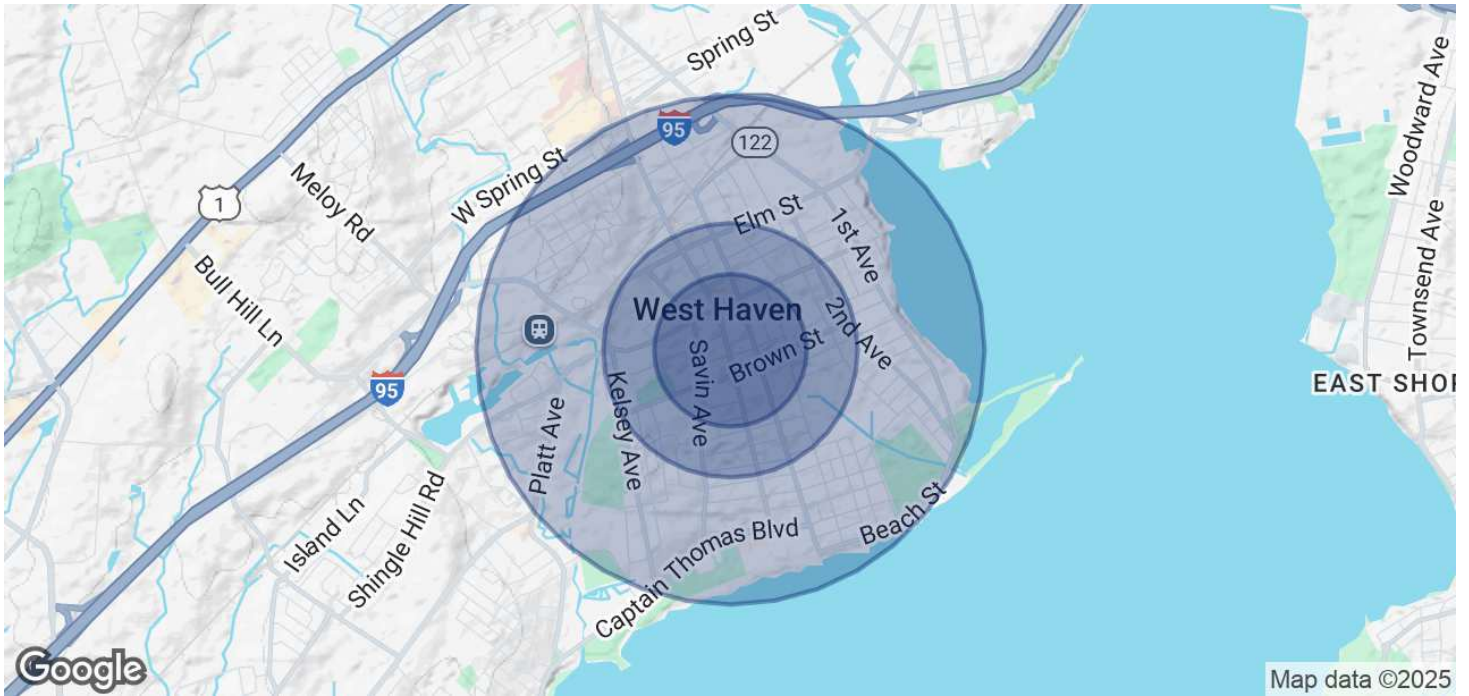


**COLDWELL BANKER
COMMERCIAL
REALTY**

SALE

421 - 433 CAMPBELL AVE

421 - 433 Campbell Ave West Haven, CT 06516



	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	3,004	9,561	21,108
Average Age	40	40	41
Average Age (Male)	39	38	40
Average Age (Female)	41	41	42
HOUSEHOLDS & INCOME			
Total Households	1,269	3,913	8,919
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$77,230	\$77,525	\$80,444
Average House Value	\$259,674	\$259,393	\$259,893

Demographics data derived from AlphaMap

Tom Cavaliere
(203) 907-7800

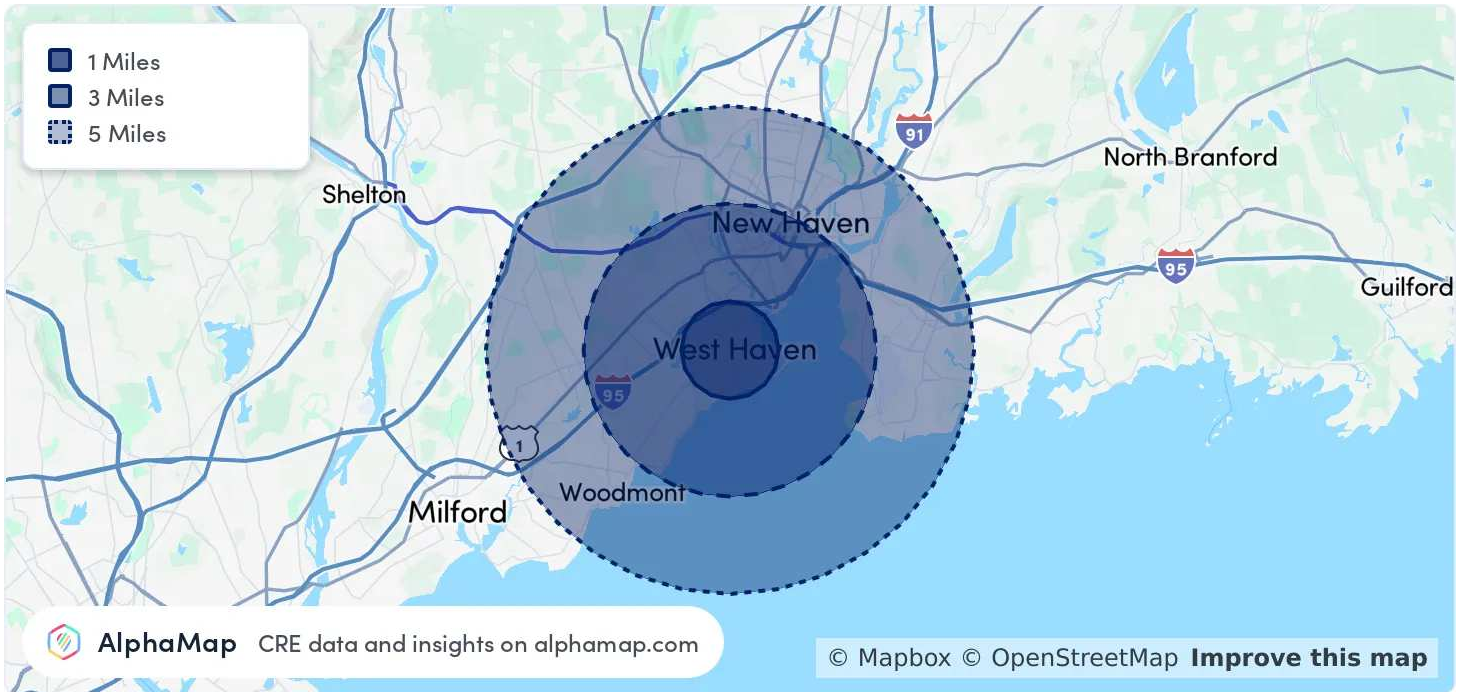
Wayne Hugendubel
(203) 605-2946



SALE

421 - 433 CAMPBELL AVE

421 - 433 Campbell Ave West Haven, CT 06516



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,108	98,101	242,474
Average Age	41	38	39
Average Age (Male)	40	37	37
Average Age (Female)	42	39	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,919	37,911	94,561
Persons per HH	2.4	2.6	2.6
Average HH Income	\$80,444	\$89,200	\$93,393
Average House Value	\$259,893	\$272,761	\$342,552
Per Capita Income	\$33,518	\$34,307	\$35,920

Map and demographics data derived from AlphaMap

Tom Cavaliere
(203) 907-7800

Wayne Hugendubel
(203) 605-2946



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

421 - 433 CAMPBELL AVE

421 - 433 Campbell Ave West Haven, CT 06516



Tom Cavaliere
(203) 907-7800

Wayne Hugendubel
(203) 605-2946



COLDWELL BANKER
COMMERCIAL
REALTY

421-433 Campbell Avenue, West Haven, CT 06516

\$649,000



Active Retail

Commercial For Sale	DOM / CDOM:	2 / 2
Listing ID : 24070150	County:	New Haven
Parcel Number: 1425651	Neighborhood:	N/A
	Complex Name:	
	Is also for Sale/Lease:	/

Overview

Prime investment opportunity in the heart of West Haven's vibrant downtown business district! This retail strip is just a block from the Green and City Hall, surrounded by a dynamic mix of offices, retail shops, and restaurants, ensuring excellent foot traffic and visibility. The property features 1,665 sq. ft. of vacant office space, perfect for an owner/user or investor looking to capitalize on the potential of this thriving location. Current rents are below market, offering significant upside for value-add opportunities. Additional benefits include basement space under each unit, providing ample storage or potential for added functionality.

Structural/Parking Information

Year Built:	1967	Construction:	Brick, Block
Number of Stories:		Roof:	Flat
Number of Units:	6	Foundation:	Concrete
Number of Tenants:		Flooring:	
ADA Compliant/Handicap Features:	/	Ceiling Height:	
SqFt/SqFt Source:	5,950/Public Records	# of Restrooms:	
Space is Subdividable:		# of Loading Docks:	
Covered Parking Space:		# of Overhead Doors:	
Uncovered Parking Space:		Office SqFt:	
Total Parking Spaces:		Retail SqFt:	
Parking Spaces per 1,000 SqFt:		Industrial SqFt:	
Garage/Parking Info:		Warehouse SqFt:	
Commercial Features:		Residential SqFt:	
Exterior Features:	Sidewalk, Roof Sign		

Building Information

Present Use:		Tax Year:	July 2024-June 2025
Potential Use:		Taxes:	\$9,938
Business Included:		Tax District Amount:	
Assessment:	\$	Gross Annual Income:	
Mil Rate:	36.57	Gross Annual Expense:	
		Net Operating Income:	

Units

Type Unit	# Unit	Full Baths	Part Baths	Avg Sqft	Avg Month Rent	# Vacant	Appliances Included
Office				1,665			
Retail				677			
Retail				677			
Retail				677			
Retail				1,125			
Retail				1,125			

HOA

Home Owner's Assoc.:	No	Association Fee Provides:	
Association Amenities:		Special Assessments / Details:	/
Association Fee / Frequency:	/		

Utility Information

Heat Type/Fuel:	Hot Air/Natural Gas	Available Utilities:	Electric
Cooling:	Central Air	Electric Voltage:	
Hot Water System:		Electric Amperage:	
Water Service:	Public Water Connected	Electric Phases:	
Sewer Service:		# of Electrical Services:	
Sewage System:	Public Sewer Connected		
Annual Sewer Fee/Assessment:			

Lot & Location

Acres:	0.17	Lot Description:	Level Lot
Zoning:	CBD	In Flood Zone:	
Location:	Urban	Elevation Certificate:	
Road Frontage Description:	State Road	Available Documents:	None
Road Frontage Feet Approx:			
Traffic Count:			

Walk Score® : 81 Very Walkable - Most errands can be accomplished on foot

Listing Information

Directions:	Main Street to Campbell Ave	Acceptable Financing:	
Sign:	Yes	Date Available:	Negot
		Potential Short Sale / Comments:	No /
		The following items are not included in this sale:	

Property Management

Property Management Type:		Property Manager:	
Property Management Company:		Property Manager Phone/Email:	/
Property Management Company Phone:			

Marketing History

List Price:	\$649,000	Entered in MLS:	01/22/2025
Previous List Price:	\$649,000	Listing Contract Date:	01/22/2025
Original List Price:	\$649,000	Listing Last Updated:	01/22/2025
Price Last Updated:		Sale Financing:	
List Price as % of Assessed Value:	317%		

SALE

421 - 433 CAMPBELL AVE

421 - 433 Campbell Ave West Haven, CT 06516



Tom Cavaliere
(203) 907-7800

Wayne Hugendubel
(203) 605-2946

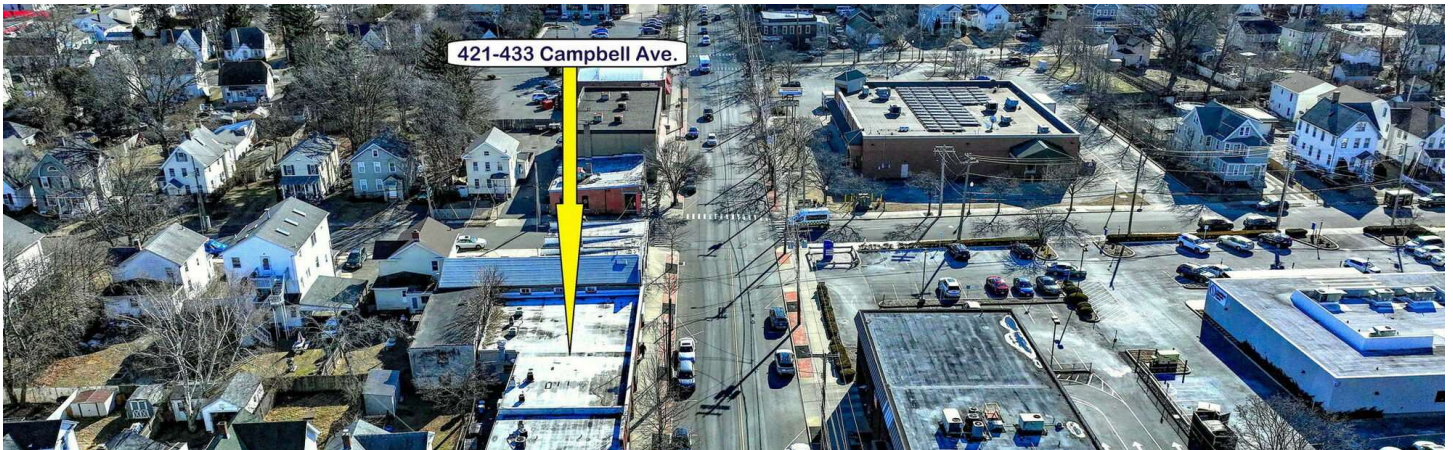
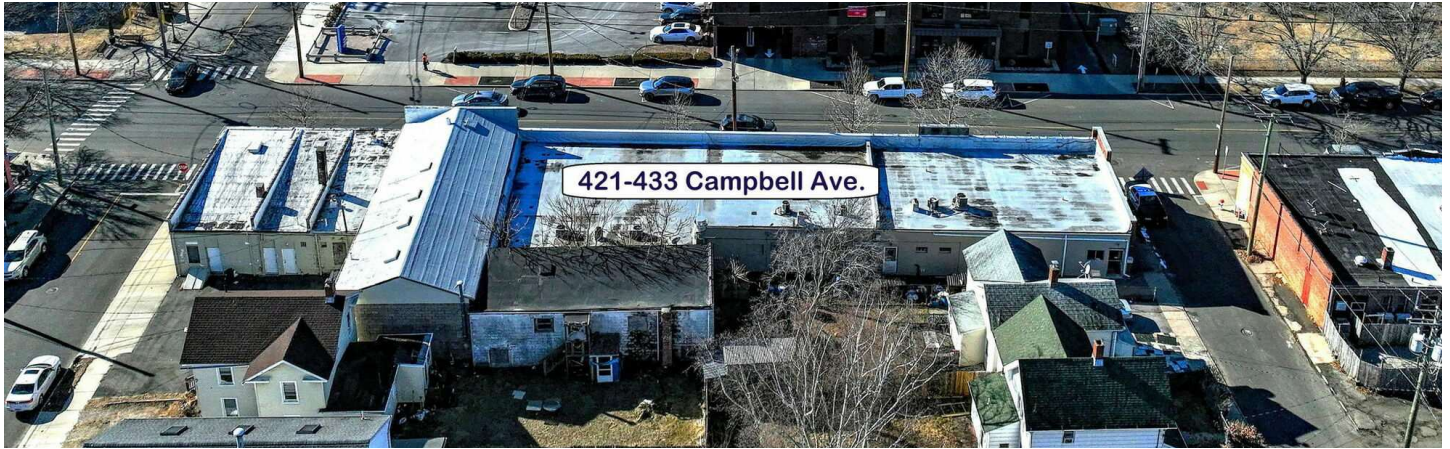


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

421 - 433 CAMPBELL AVE

421 - 433 Campbell Ave West Haven, CT 06516



Tom Cavaliere
(203) 907-7800

Wayne Hugendubel
(203) 605-2946



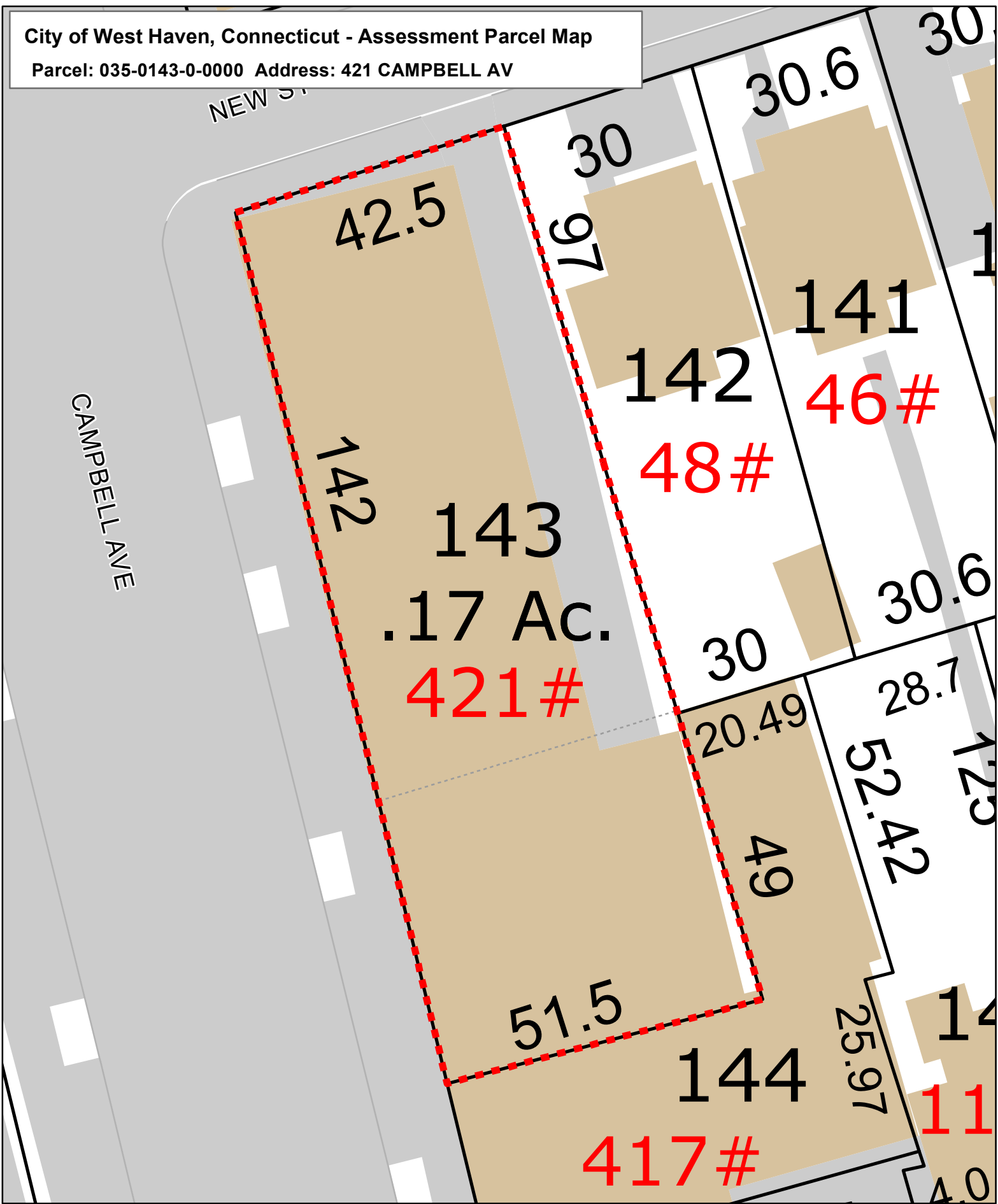
COLDWELL BANKER
COMMERCIAL
REALTY

City of West Haven, Connecticut - Assessment Parcel Map

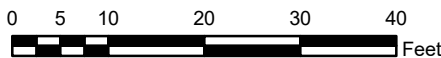
Parcel: 035-0143-0-0000 Address: 421 CAMPBELL AV

NEW ST

CAMPBELL AVE



Approximate Scale: 1 inch = 20 feet



Map Produced: June 2024

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The City of West Haven and its mapping contractors assume no legal responsibility for the information contained herein.