



THE BALLOU TEAM
AT HOULIHAN LAWRENCE
WARECK D'OSTILIO

881-883 Whalley Avenue, New Haven



FOR SALE

**High-Visibility Two-Building
Commercial Portfolio**



203-823-5509



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The Ballou Team | Houlihan Lawrence Wareck D'ostilio

117 River Street, Milford, CT 06460



Property Highlights



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- Two Adjacent Mixed-Use Buildings totaling approximately 11,889 SF
- 6 Commercial Tenants fully leased in a stabilized, mixed-use portfolio
- Fully Leased Portfolio with strong in-place income and renewal options
- Anchor Tenants: Westville Dental, Delaney's, Elixir Cafe
- Prime Corner Location at a signalized intersection in Westville Village
- 1.79± Acre Combined Lot with BA (General Business) zoning
- Parking Available via on-site and street options
- Close proximity to Yale University, Downtown New Haven, and SCSU



Tenant Overview & Rent Roll



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Unit	Tenant	Lease Start	Lease End	Base Rent	CAM	Total Monthly	Notes
881A	Westville Dental	01/01/2022	01/01/2027	\$3,553.73	\$1,474.44	\$5,028.17	Two 3-year options
881B	Vision Celestial	02/17/25	02/17/28	\$3,046.80	\$1,474.44	\$4,521.24	
883A	Elixir Cafe	11/28/24	11/28/29	\$3,500.00	-	\$3,500.00	One 5-year option
883B	Style 2000	01/01/2023	01/01/2027	\$1,441.96	\$572.36	\$2,014.32	One 5-year option
883C	Chen's	02/01/2023	02/01/2026	\$2,145.81	\$508.76	\$2,654.57	Two 3-year options
883D	Delaney's	12/01/2024	12/01/2029	\$6,050.00	\$2,423.61	\$8,473.61	One 5-year option
-	Arlow LLC	N/A	N/A	\$100.00	-	\$100.00	
-	New West Cafe	N/A	N/A	\$204.00	-	\$204.00	



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Income and Expenses

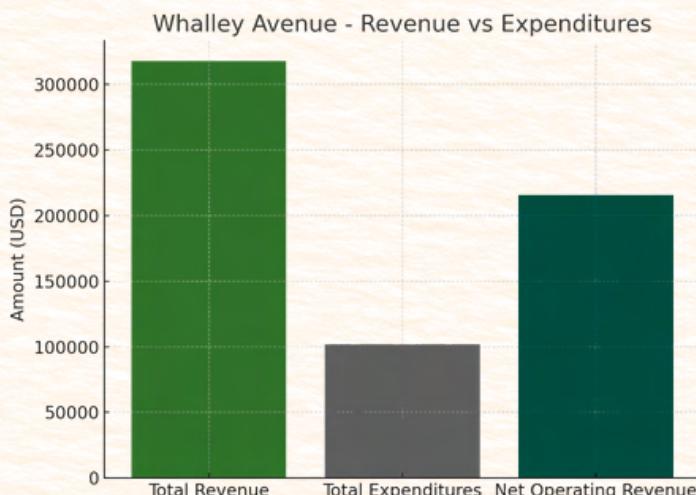


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Category	Account/Description	Amount (USD)
Revenue	45000 Rental Income	\$236,856.00
	45001 CAM Charges	\$81,091.08
Total Revenue		\$317,947.08

Category	Account/Description	Amount (USD)
Administrative	50190 Telephone & Internet	\$1,008.30
Facility	50202 Alarm/Security	\$2,077.50
	50220 Landscaping	\$6,854.06
	50210 Insurance	\$9,538.50
	50225 Property Taxes	\$41,963.00
	50235 Repairs & Maintenance	\$7,002.59
	50240 Trash Removal	\$17,062.43
	50245 Utilities	\$16,534.29
Total Expenses		\$102,040.66

NET OPERATING INCOME (NOI): \$215,906.43



Whalley Avenue showcases a compelling investment story: revenues of \$317K against just \$102K in expenses, resulting in a \$216K net operating surplus. A healthy 68% margin reinforces the property's resilience and reliability as a long-term income generator.



Executive Summary



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The Ballou Team is pleased to exclusively present the offering of 881-883 Whalley Avenue, a fully leased, two-building mixed-use commercial portfolio located in the highly sought-after Westville Village neighborhood of New Haven, Connecticut.

Strategically positioned at the signalized corner of Whalley Avenue and Central Avenue, this two property portfolio comprises six commercial tenants. With a 100% occupancy rate and a net operating income of approximately \$215,906, the asset offers immediate cash flow supported by a diverse, service-oriented tenant mix, including Westville Dental, Delaney's, and Elixir Cafe.

Set on a combined 1.79-acre lot, the properties benefit from strong foot traffic, ample street visibility, and proximity to major institutions such as Yale University, Southern Connecticut State University, and downtown New Haven. The Westville area continues to emerge as a creative and entrepreneurial hub, attracting tenants and growing consumer demand.

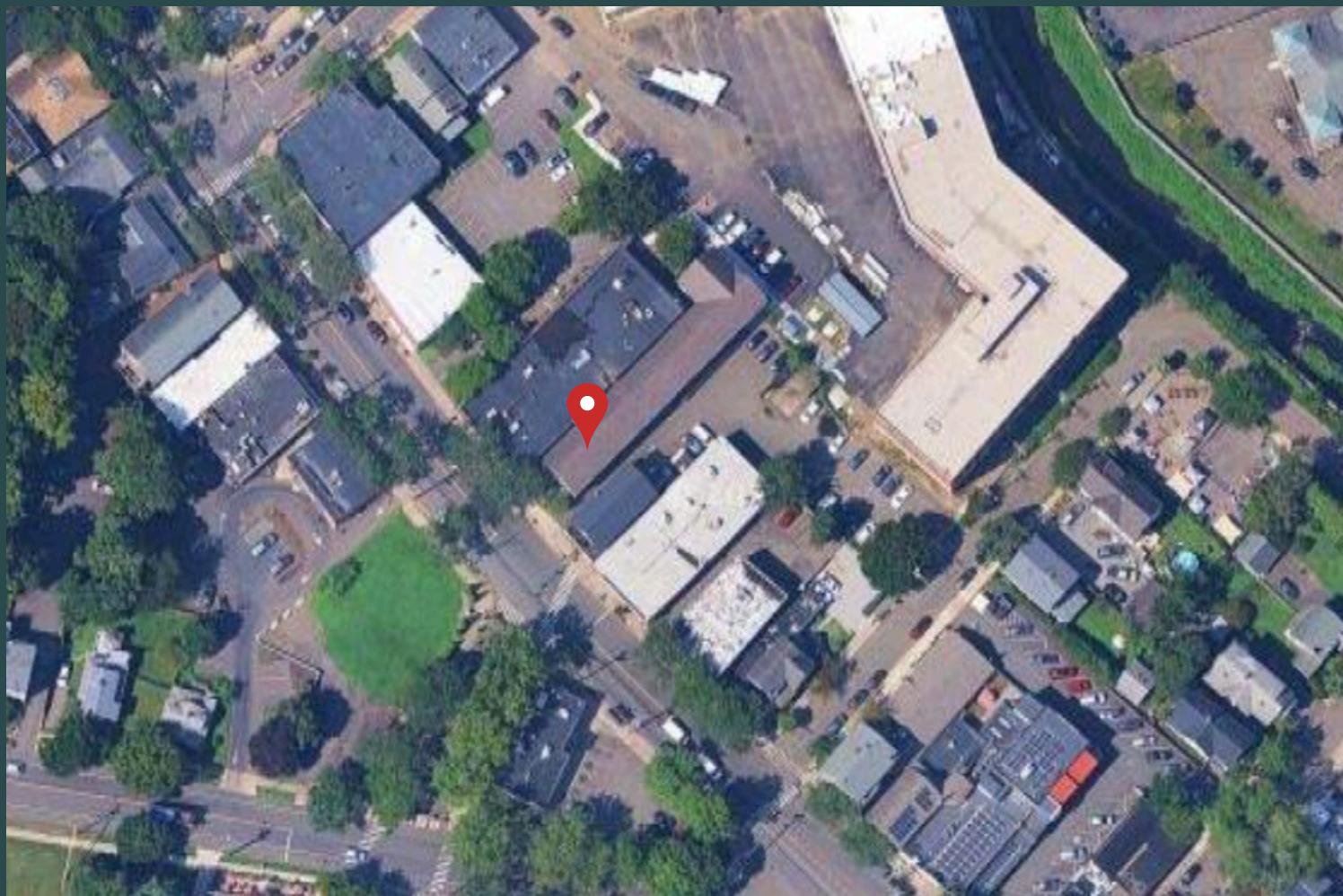
One notable upside includes Vision Celestial, a newly signed tenant currently operating at below-market rent, offering an opportunity for future revenue growth. Located in a General Business (BA) zoning district, this offering presents an ideal opportunity for both stable income and long-term value-add potential in one of New Haven's most vibrant submarkets.



Unlock Value in a Proven Growth Market



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READY TO BUY? At The Ballou Team, we are more than just a commercial real estate team; we are your strategic partners, dedicated to achieving your real estate goals with precision, integrity, and excellence. Based in the heart of Connecticut, we bring together a dynamic team of industry experts, each possessing a unique set of skills and a shared commitment to delivering unparalleled service to our clients.



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