

SALE

1362 STATE ST

1362 State St New Haven, CT 06511



SALE PRICE

\$625,000

Nick Mastrangelo

(203) 641-2100

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL
REALTY**

SALE

1362 STATE ST

1362 State St New Haven, CT 06511



PROPERTY DESCRIPTION

Mixed-use investment opportunity offering income potential and exceptional visibility on a well-traveled state road. The property features approximately 1,401 square feet of ground-level retail space, complemented by an attached 900-square-foot storage area. Above the commercial space are two residential apartments located on the second and third floors. Each unit offers three bedrooms, one full bathroom, and the convenience of an in-unit washer and dryer. Both apartments are currently rented below market value with month-to-month leases. The property also includes its own generous on-site parking and benefits from outstanding exposure with an average daily traffic count of approximately 17,500 vehicles. Conveniently located just minutes from Interstate 91 and with easy access to downtown New Haven, this property offers an excellent opportunity for investors or owner-users seeking a well-located mixed-use asset with both commercial and residential income potential.

OFFERING SUMMARY

Sale Price:	\$625,000
Number of Units:	3
Lot Size:	9,194 SF
Building Size:	4,741 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	332	2,154	9,150
Total Population	894	6,146	22,392
Average HH Income	\$73,104	\$86,958	\$97,942

Nick Mastrangelo
(203) 641-2100



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1362 STATE ST

1362 State St New Haven, CT 06511



PROPERTY HIGHLIGHTS

- 4,741 SF Commercial Building
- Private Parking for 10-15 vehicles
- Ground Level Retail Unit with adjacent storage space
- 2 3-BR Apartments with in-unit laundry
- Residential Tenants on Month-to-Month Leases
- Zoned BA
- Average Daily Traffic Count, 17500 vehicles
- Easy access to I-91 North & South Bound

LOCATION DESCRIPTION

Located in New Haven's East Rock retail corridor on State Street at the corner of Grace Street in New Haven, offering high visibility along a major retail corridor with quick access to Interstate 91 and downtown amenities.

SITE DESCRIPTION

.20 Acres, building and parking

EXTERIOR DESCRIPTION

Brick facade on Ground Level, Vinyl Siding 2nd and 3rd floors

INTERIOR DESCRIPTION

The property features approximately 1,401 square feet of ground-level retail space, complemented by an attached 900-square-foot storage area. Above the commercial space are two residential apartments located on the second and third floors. Each unit offers three bedrooms, one full bathroom, and the convenience of an in-unit washer and dryer. Both apartments are currently rented below market value with month-to-month leases.

PARKING DESCRIPTION

Private parking lot, accessible from State Street and Grace Street

UTILITIES DESCRIPTION

Public Water, Public Sewers, Natural Gas

LOADING DESCRIPTION

The property storage area (ground level) previously had overhead door that can be restored

Front of Structure



Entry



Back of Structure



Back of Structure



Side of Structure



Side of Structure



Parking



Parking



Living Room



Dining Room



Kitchen



Bedroom



Bedroom



Bathroom



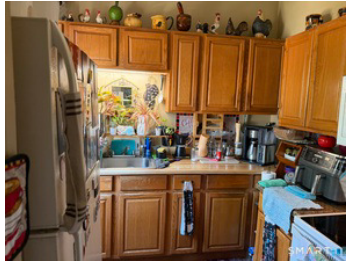
Living Room



Dining Room



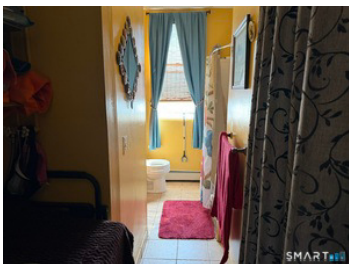
Kitchen



Bedroom



Bathroom



Basement



Basement



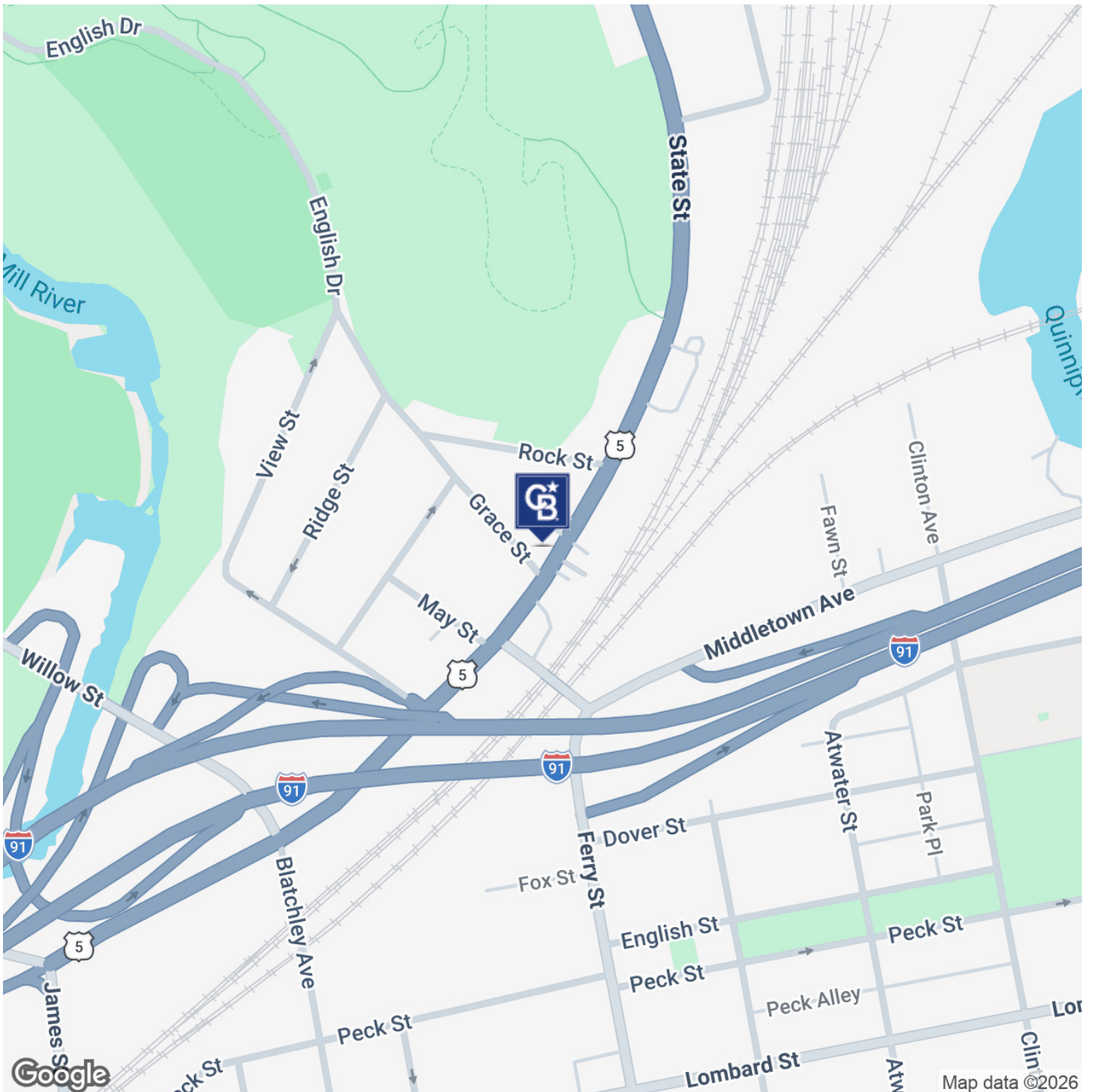
Basement



SALE

1362 STATE ST

1362 State St New Haven, CT 06511



Nick Mastrangelo
(203) 641-2100

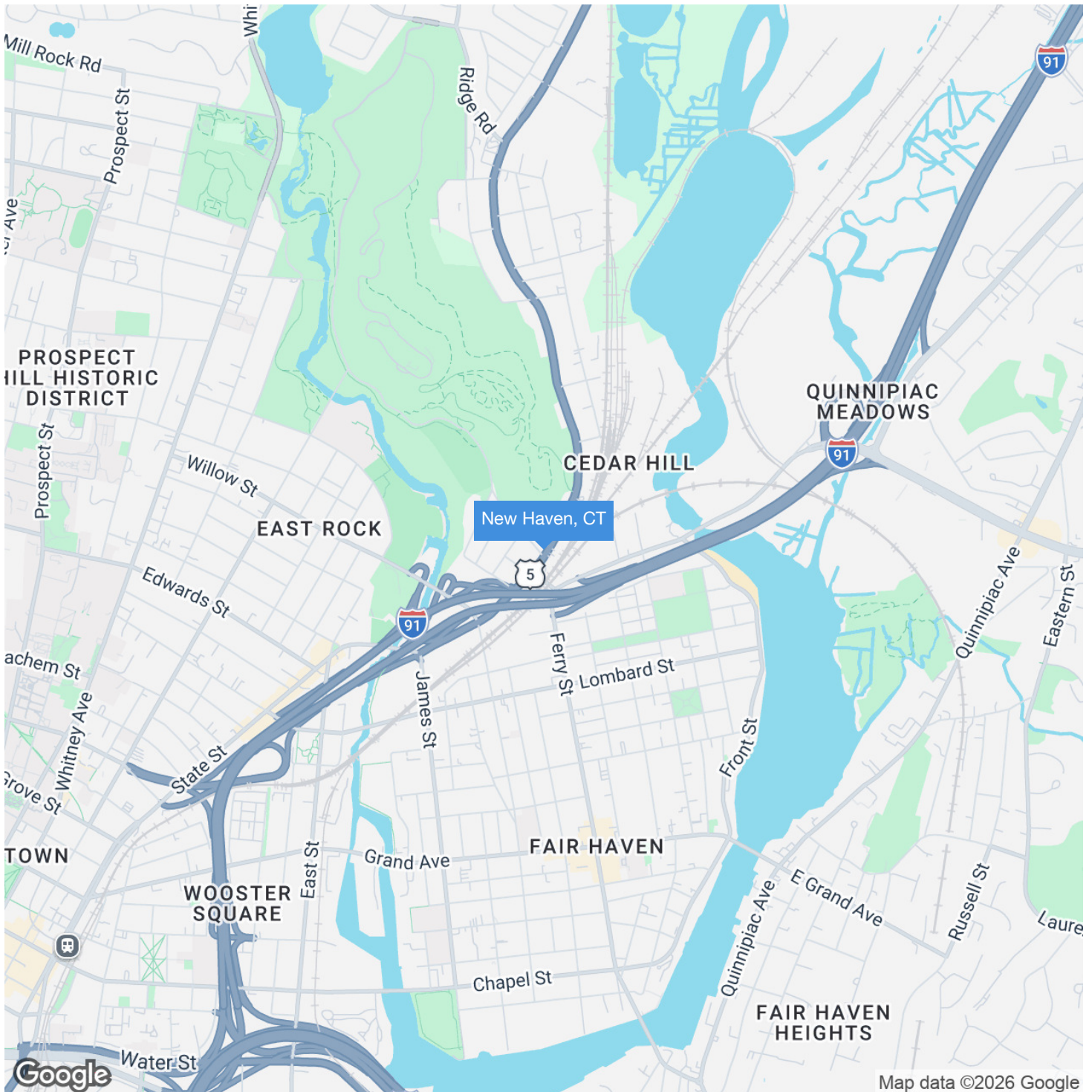


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1362 STATE ST

1362 State St New Haven, CT 06511



Nick Mastrangelo
(203) 641-2100



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1362 STATE ST

1362 State St New Haven, CT 06511



Nick Mastrangelo
(203) 641-2100

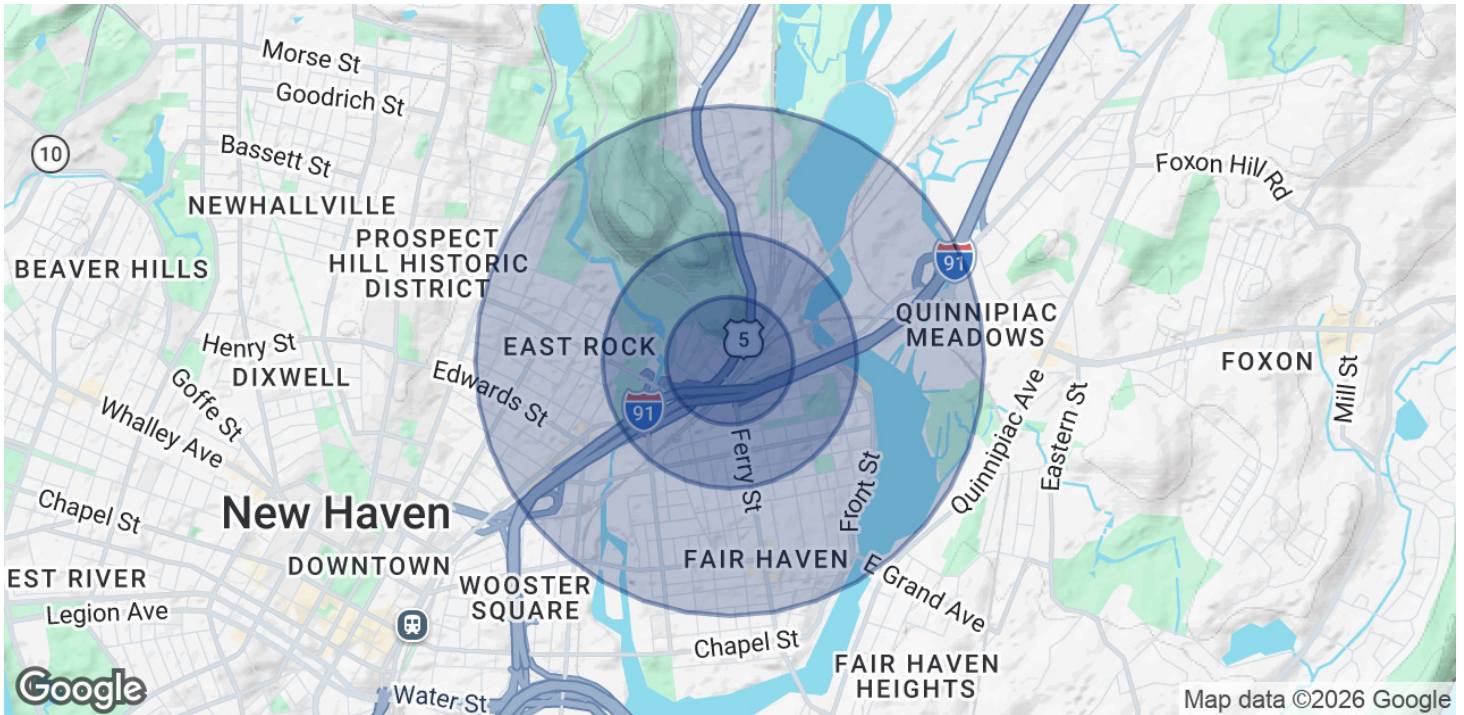


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

1362 STATE ST

1362 State St New Haven, CT 06511



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	894	6,146	22,392
Average Age	38.6	32	32.2
Average Age (Male)	38.1	31.9	33.1
Average Age (Female)	43.2	34	34.3

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	332	2,154	9,150
# of Persons per HH	2.7	2.9	2.4
Average HH Income	\$73,104	\$86,958	\$97,942
Average House Value	\$255,039	\$269,063	\$336,018

2023 American Community Survey (ACS)

SALE

1362 STATE ST

1362 State St New Haven, CT 06511



NICK MASTRANGELO

Commercial Broker Associate

nick.mastrangelo@cbmoves.com

Direct: (203) 641-2100 | Cell: (203) 641-2100

CT #REB.0756394

PROFESSIONAL BACKGROUND

Nick Mastrangelo is a licensed broker with nearly four decades of experience in the Connecticut real estate market. Since earning his license in 1986, Nick has built a respected reputation as a trusted advisor to hundreds of buyers, sellers, and investors—guiding them through residential, commercial, and investment transactions of every size and scope. A recognized expert in Connecticut's REO sector, Nick currently serves as Director of REO at Coldwell Banker Realty, where he is known for his hands-on approach, operational efficiency, and long-standing relationships with asset managers, servicers, and financial institutions nationwide. His client-first philosophy—"Bringing results that move my clients"—is the foundation of his success, blending strategy, service, and trust to achieve superior outcomes for every client.

Professional Achievements & Recognition

- New Haven Middlesex Association of Realtors CID "Deal of the Year," 2021, recognized for excellence in commercial transactions.
- Eight-Year Five Star Professional Award Recipient, honored for exceptional sales performance and client service.
- Top Coldwell Banker Connecticut Agent, 2024, ranked #21 in closed units statewide.
- #1 Medium Team in Connecticut (2024) Regional Properties Team ranked #1 in closed units.
- REALTrends The Thousand (2021) featured in The Wall Street Journal as Connecticut's #1 REO team, ranking in the top 0.1% of Realtors nationwide.
- New Haven Middlesex Association of Realtors, consistently recognized as a top-producing agent.

MEMBERSHIPS

Professional Associations | Memberships | Certifications

- New Haven Middlesex Association of Realtors' Commercial Investment Division, Connecticut Association of Realtors
- National Association of Default Professionals (NADP), National REO Brokers Association (NRBA), USREO Partners, REOMac, REO Network
- Certified REO & Default Professional (RDCP, CREO), Five Star REO Certified, Bubba Mills Certified REO Specialist, Anywhere Corporate Relocation Certified Agent

Coldwell Banker Commercial Realty

236 Boston Post Rd. Fl 2
Orange, CT 06477
555.555.5555

Nick Mastrangelo
(203) 641-2100



COLDWELL BANKER
COMMERCIAL
REALTY