

Prime Commercial Land

540 Washington Avenue (Route 5)
North Haven, Connecticut

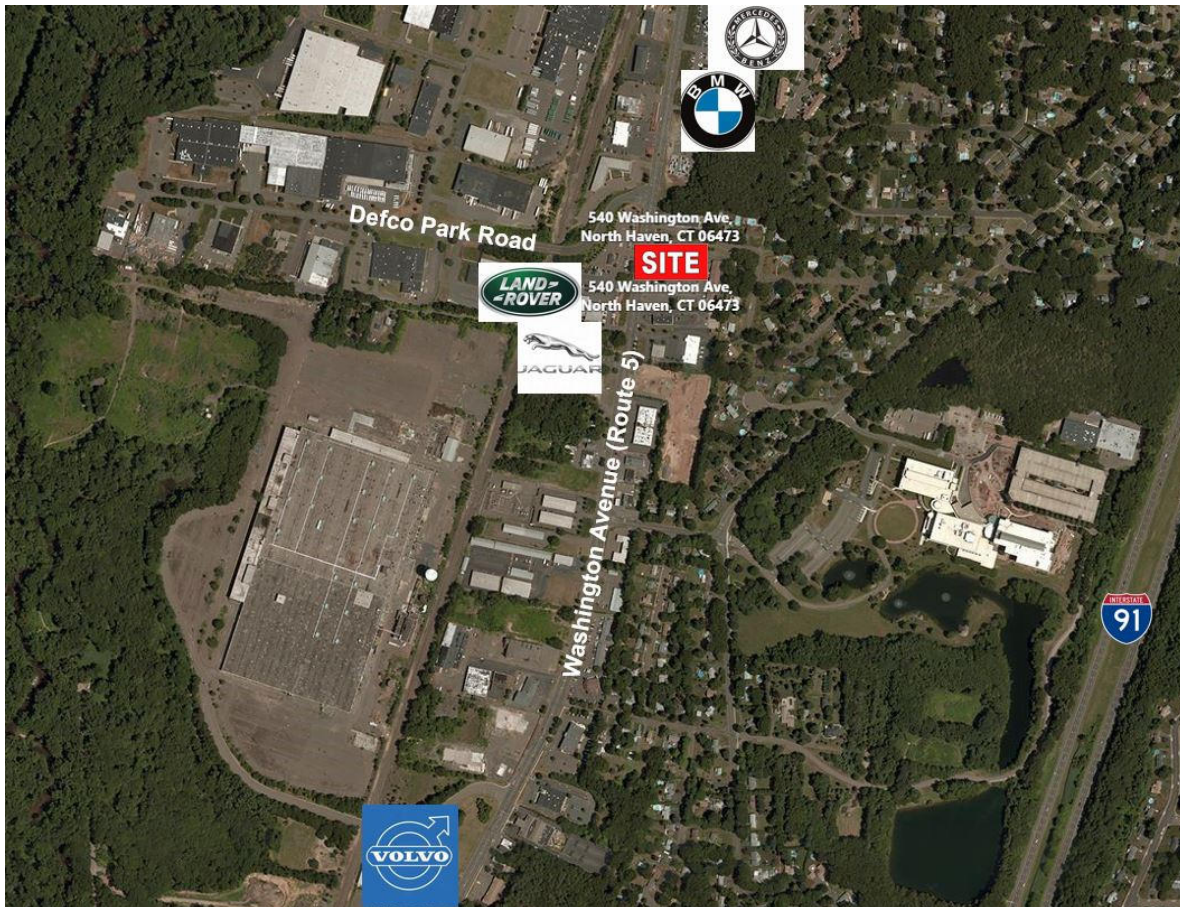


Available: .92 acres

- 245 Frontage
- CB 40 Zone
- Traffic count is 15,800 CPD
- Between exits 12 & 13 of I-91
- In the heart of automobile row.
Join Jaguar, Land Rover, Mercedes,
BMW and Volvo

DEMOGRAPHICS

<u>Radius</u>	<u>Population</u>	<u>Avg. Household Income</u>	<u>Median Age</u>
1 mile	2,895	\$110,509	50.9
3 miles	38,292	\$103,554	42.8
5 miles	92,024	\$111,182	44.3



PROTO  GROUP

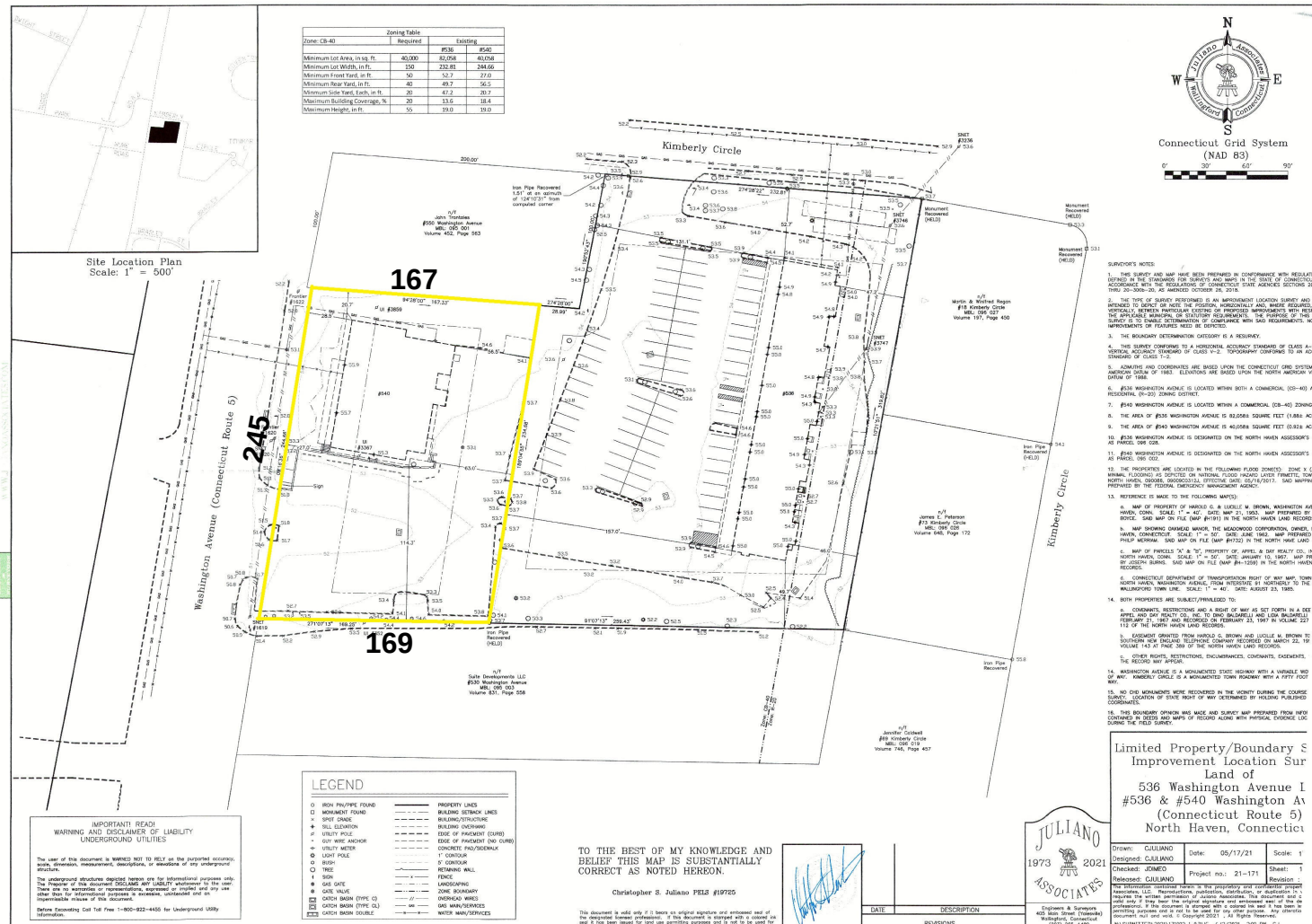
114A Washington Avenue
North Haven, CT 06473

Phone: 203.234.6371 – Fax: 203.234.6372

CONTACT: Lou Proto
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5.26.2021

The information contained in this listing has been assembled from various sources of varying degrees of reliability.
Any information that is critical to a buying or leasing decision should be independently verified.



540 Washington Avenue, North Haven, CT 06473County: **New Haven**MLS#: **170403707****Commercial Land For Sale**Status: **Active**Last Update: **05/25/2021**Tax Parcel#: **2009090**List Price: **\$95,000**Orig. List Price: **\$95,000**Days On Market: **2**Recent: **05/25/2021 : NEW**

Walkscore is: - - 39

Car-Dependent - A few amenities within walking distance.

Lot & Land InformationPotential Short Sale: **No**Location: **Suburban, Industrial Park, Strip Mall**Lot Description: **N/A**Road Frontage: **245**Acres: **0.92 (Public**Dir. Waterfront: **No**Fronts On: **State Road**# of Lots: **1**Subdividable: **Unknown**Zoning: **CB40**Property Tax: **\$17,047**Mil Rate: **30.72**Assessed Value: **\$554,900** Tax Year: **July 2020-June 2021**Utilities Available: **Electric Available, Gas Available, Phone Available**Water Service: **Public Water In Street**Sewer Service: **Public Sewer In Street**

Annual Sewer Fee:

Sewer Assessment Info:

Septic Plan Avail: **No**Septic Plan Approved: **No**

Documents Avail:

Demographic DataWaterfront Feat: **Not Applicable****Home Owners Association Information**Home Owner's Association: **No**

Association Fee:

Fee Payable:

Special Assoc. Assessments: **No****School Information**Elem: **Per Board of Ed**

Interm:

Middle:

High: **Per Board of Ed****Public Remarks**

.92 acres of land on busy Washington Avenue just south of Defco Park Road. Parcel was the former Dino's Restaurant. Surrounding businesses include Acura, Jaguar, Range Rover, BMW, Dunkin' Donuts and more. 245' frontage. Owner will ground lease for \$95,000 per year or build to suit for a qualified tenant. Traffic count is 15,800 CPD

Marketing HistoryCurrent List Price: **\$95,000**Last Updated: **05/25/21**DOM: **2**Previous List Price: **\$95,000**Entered in MLS: **05/25/21**CDOM: **2**Original List Price: **\$95,000**Listing Date: **05/24/21**

Expiration Date:

Showing & Contact InformationShowing Inst: **Call listing broker**

Lockbox:

Date Available: **TBD**Bank Owned: **No**Owner: **withheld**

Owners Phone:

Occupied By:

Directions: **Route 5 north just south of Defco Park Road (former Dino's Restaurant)****Listing & Compensation Information**Listing Contract Type: **Exclusive Right to Sell/Lease**Service Type: **Full Service**Sign: **Yes**Buyer's Agent Comp.: **\$1**Compensation Notes: **Call broker for brokerage fees****Listing Distribution Authorizations**The List Office has authorized distribution to: **RPR, Homes.com, Homesnap, IDX Sites, Realtor.com, immoviewer**The List Agent has **not authorized listing distribution to any SmartMLS authorized location.**

** NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. **

Listing Agent/Broker InformationList Agent: **Louis Proto (protolo) Lic.#: REB.0754233**

Website:

Phone: **(203) 234-6371**Email: **proto@theprotogroup.com**List Office: **Proto Group LLC The (PROT30)**

Website:

Phone: **(203) 234-6371**

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