

## **27** ELM STREET NEW HAVEN, CT 06510



### Prominent Office Building for Sale at \$1,950,000

As the exclusive broker, Angel Commercial, LLC is pleased to offer the three story 11,119 SF office building on 0.31 acres at **27 Elm Street in New Haven, CT**, for sale at \$1,950,000. The property is conveniently located within steps of the New Haven County Courthouse, the New Haven Green, Yale University, restaurants, banks, and shopping. The property is within walking distance to the New Haven Union Train Station and minutes from I-91 (Exit 3) and I-95 (Exit 48).

The current configuration of this historic office building is multi-tenant office space. The property features street signage and abundant parking, with 30 onsite spaces.

The immediate area has two new luxury residential mixed-use developments under construction. This asset can be developed into a mixed-used property or single or multi-tenant office use.

27 Elm Street is minutes from I-91 and I-95 and steps from a New Haven Transit Bus Stop. The property is near Yale University Frank Pepe Pizzeria, Sally's Pizza, Shake Shack, Apple, and many other restaurants and retailers.

For more information, please contact Brett A. Sherman, CCIM, Senior Vice President at Angel Commercial, LLC, at (203)335-6600 Ext. 22.

No warranty or representation, express 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 special listing conditions imposed by our principals.

# 27 ELM STREET NEW HAVEN, CT 06510

**BROKER**

Brett A. Sherman, CCIM  
Senior Vice President  
203.335.6600 Ext. 22

bsherman@angelcommercial.com

## Financial Information

<b>Sale Price:</b>	\$1,950,000
<b>Real Estate Taxes:</b>	\$36,286.84 (2023)

## The Site

<b>Rentable Space:</b>	8,543 SF
<b>Gross Building Size:</b>	11,119 SF
<b>Land:</b>	0.31 Acres
<b>Zoning:</b>	Central Business (BD)
<b>Year Built:</b>	1883
<b>Construction:</b>	Brick
<b>Stories:</b>	Three + Finished LL
<b>Tenancy:</b>	Multiple

## Features

<b>Traffic Count:</b>	18,200 Average Daily Volume
<b>Parking:</b>	30 Surface Spaces
<b>Amenities:</b>	Covered Porch, Finished Basement

## Utilities

<b>Water/Sewer:</b>	City/City
<b>A/C:</b>	Central Air Conditioning
<b>Heating:</b>	Gas/Oil

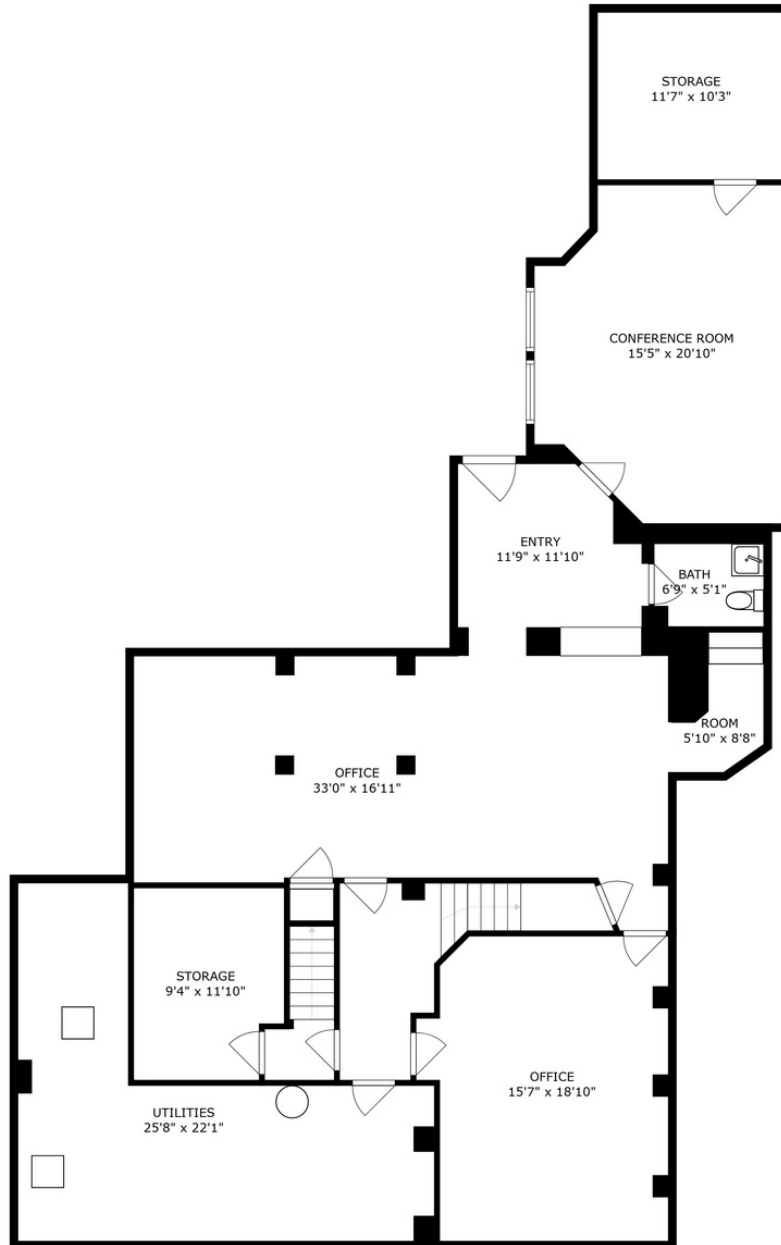
Demographics	1 Mile	3 Miles
<b>Population:</b>	31.3k	166k
<b>Median HH Income:</b>	\$43.4k	\$44.9k



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## Floor Plan: Lower Level

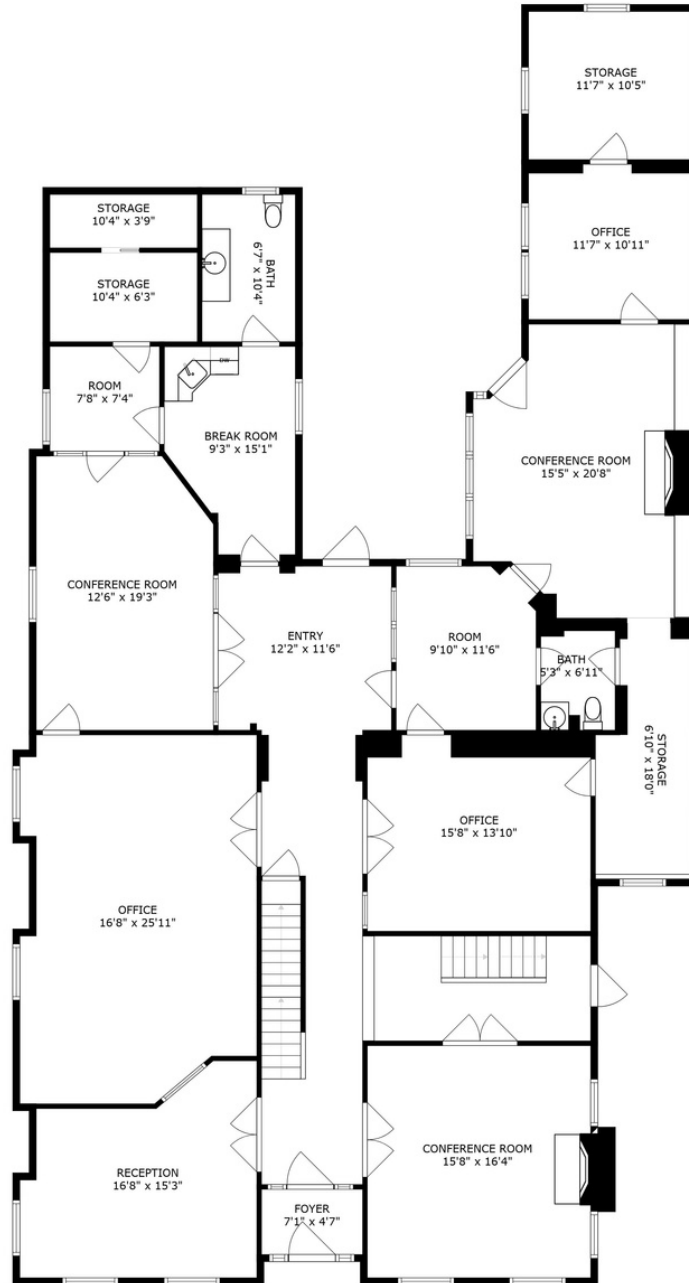


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## Floor Plan: First Floor

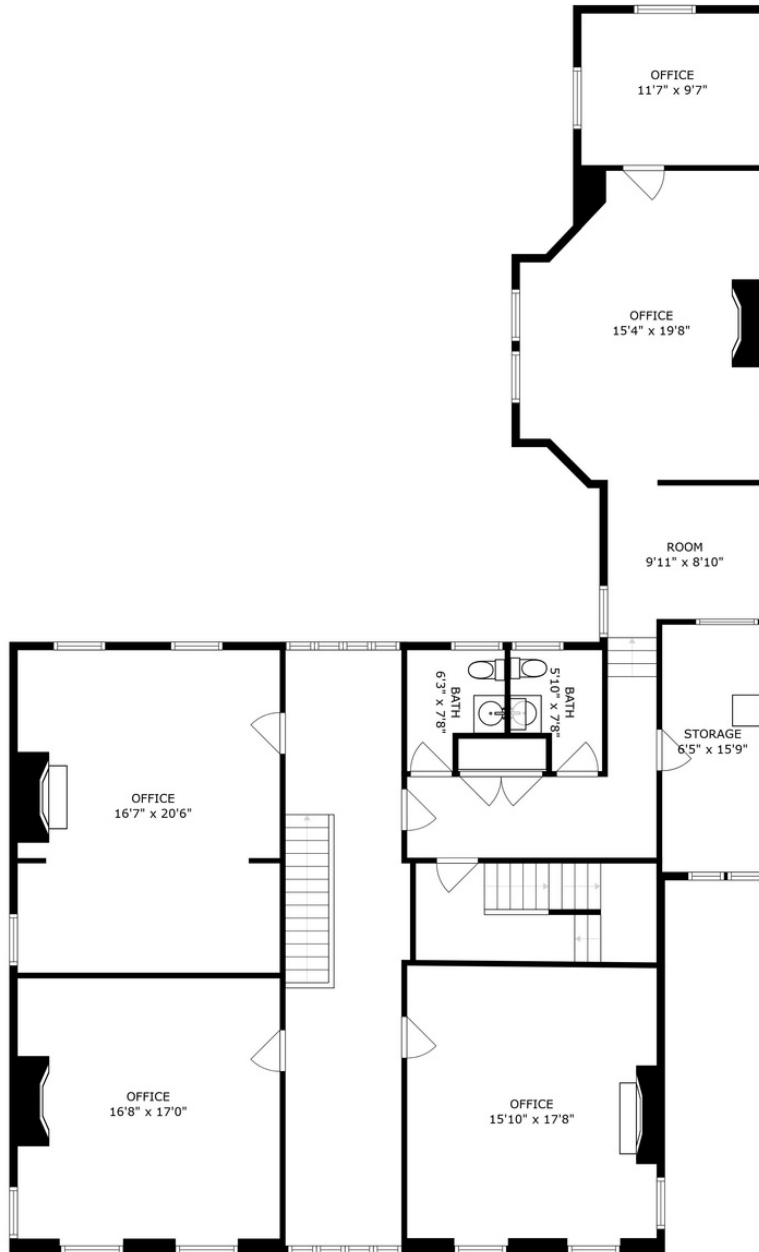


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## Floor Plan: Second Floor

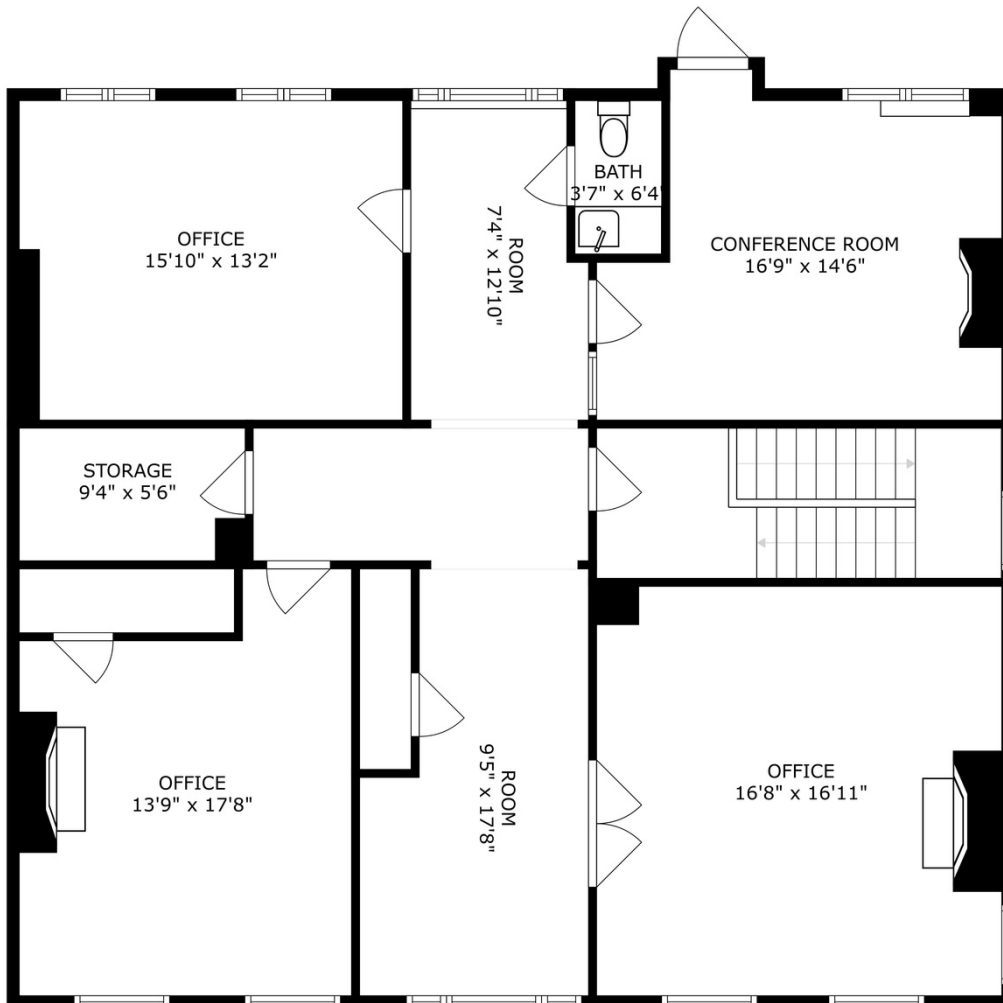


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## Floor Plan: Third Floor



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