

Prominent Office Building for Sale

27 ELM STREET
NEW HAVEN, CT 06510



BROKER:
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ANGEL 
COMMERCIAL, LLC

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 1-91 (Exit 3) and 1-95 (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 retailers and restaurants.



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Financial Information

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

The Site

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

Features

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

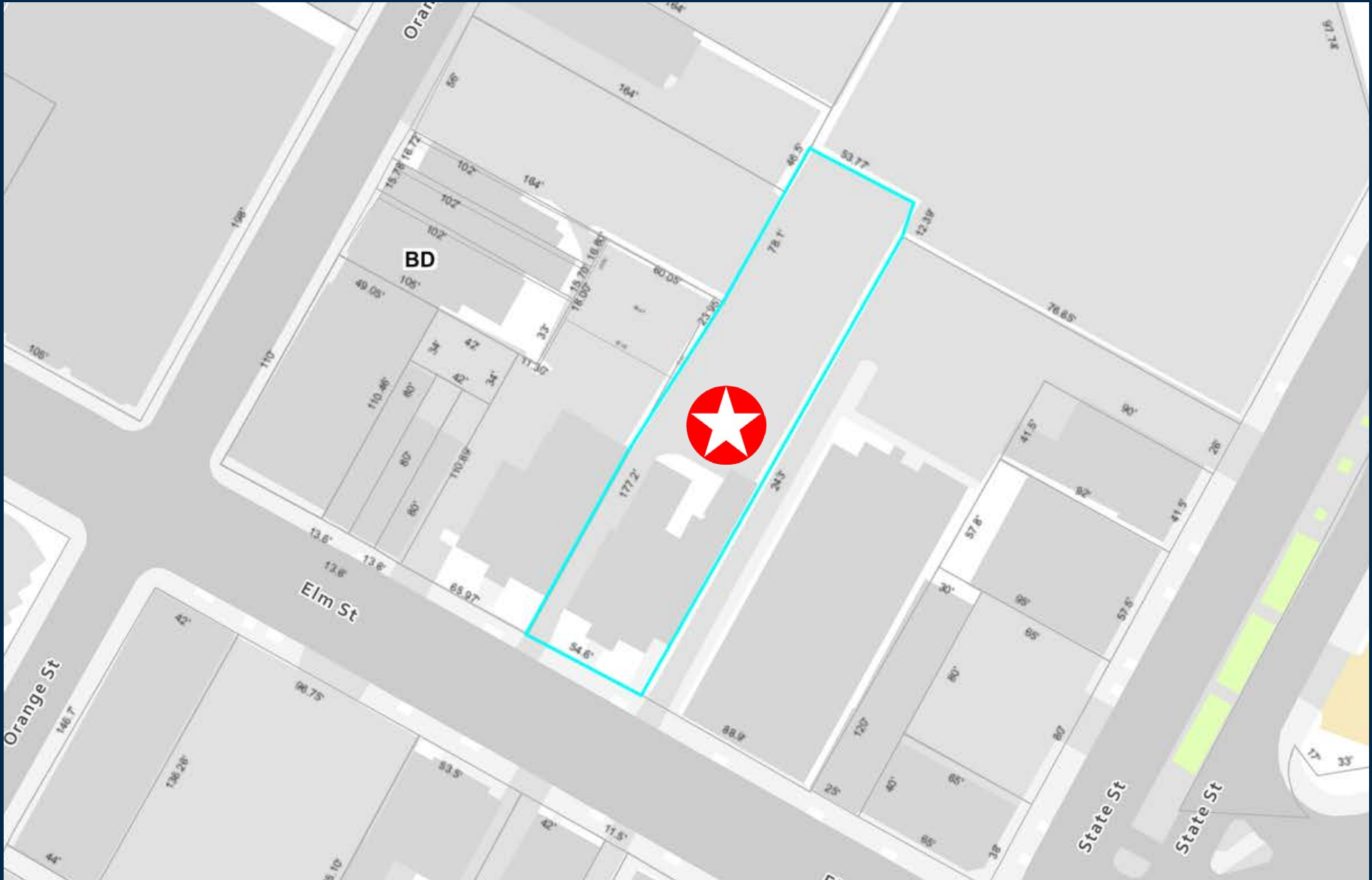
Utilities

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



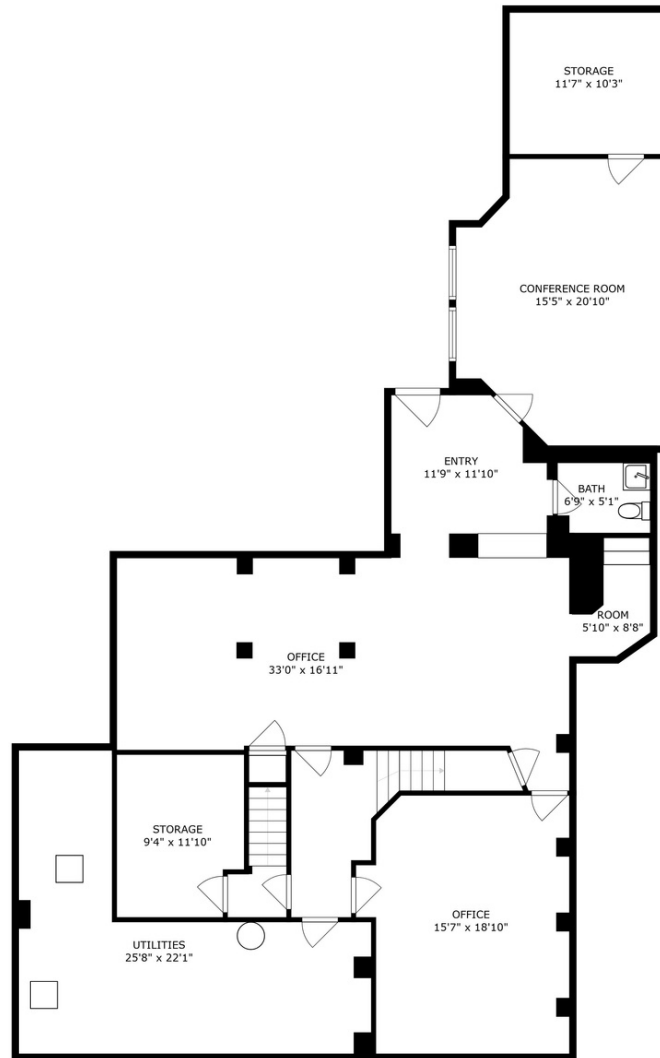
Parcel Map

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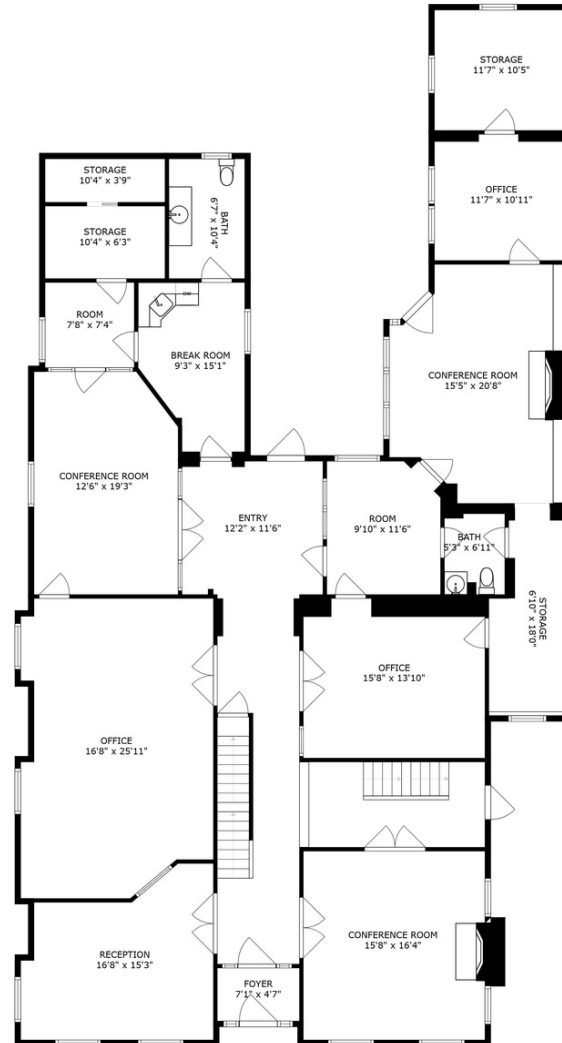
Floor Plan: Lower Level

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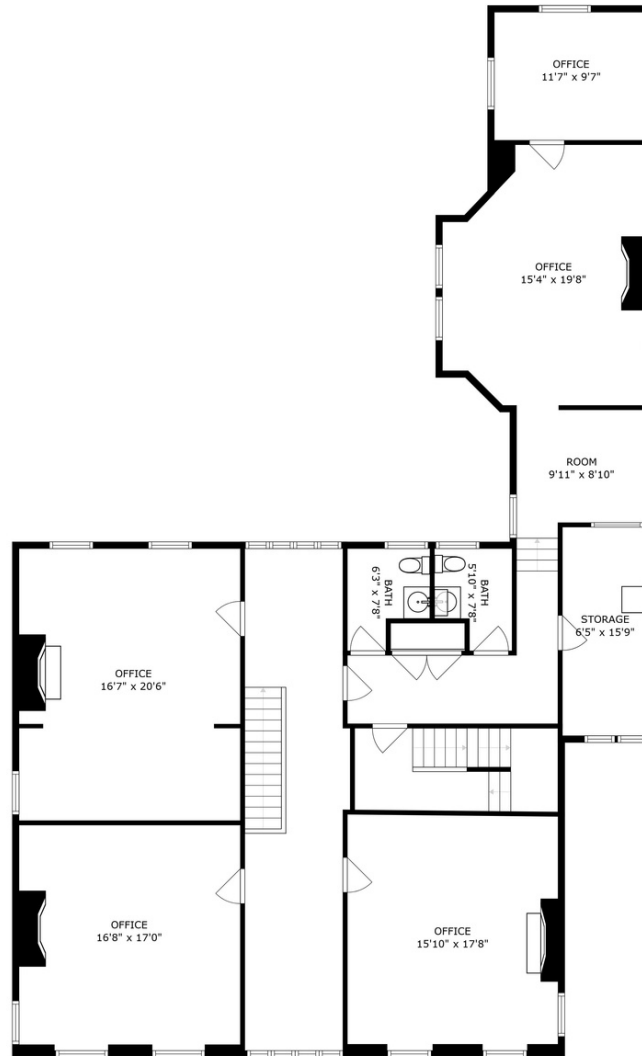
Floor Plan: 1st Floor

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Floor Plan: 2nd Floor

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Floor Plan: 3rd Floor

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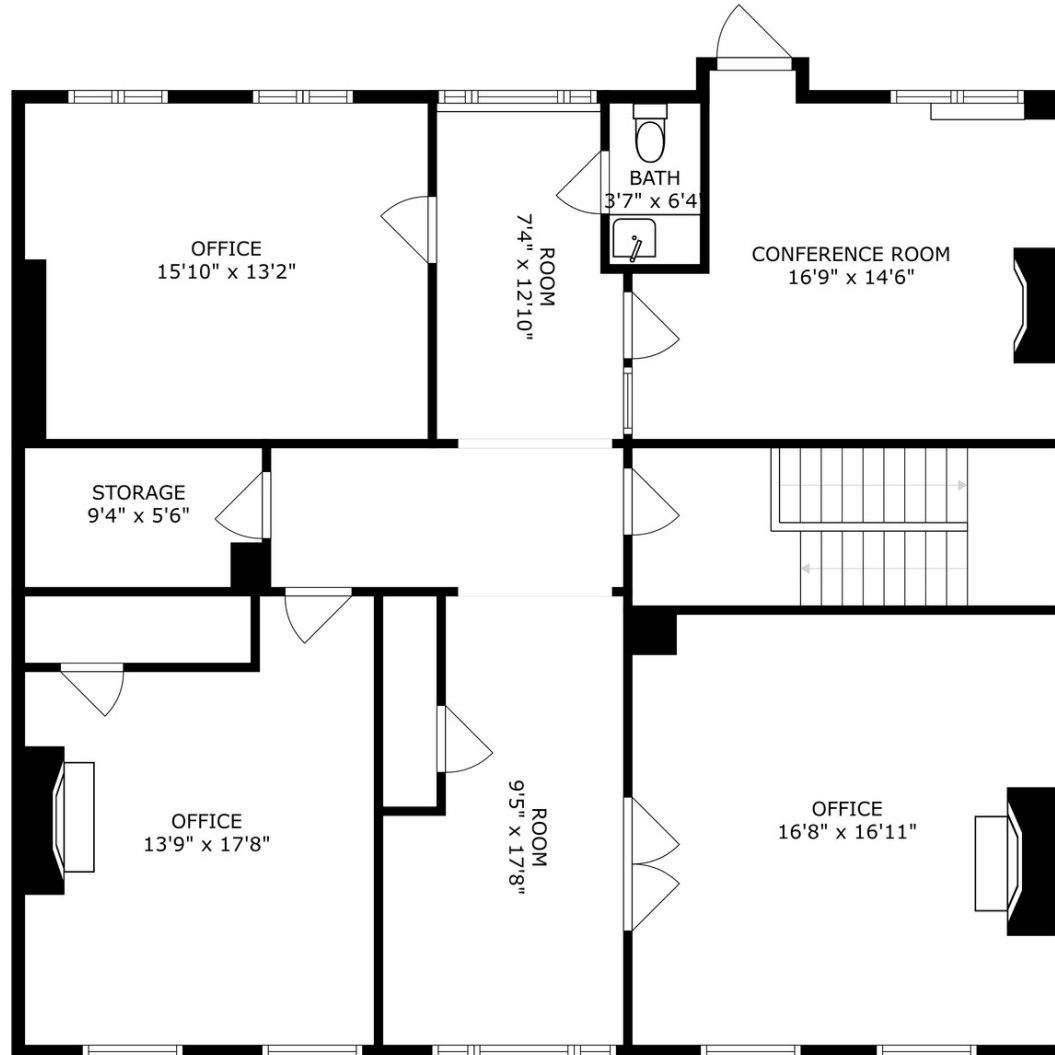


Photo Gallery

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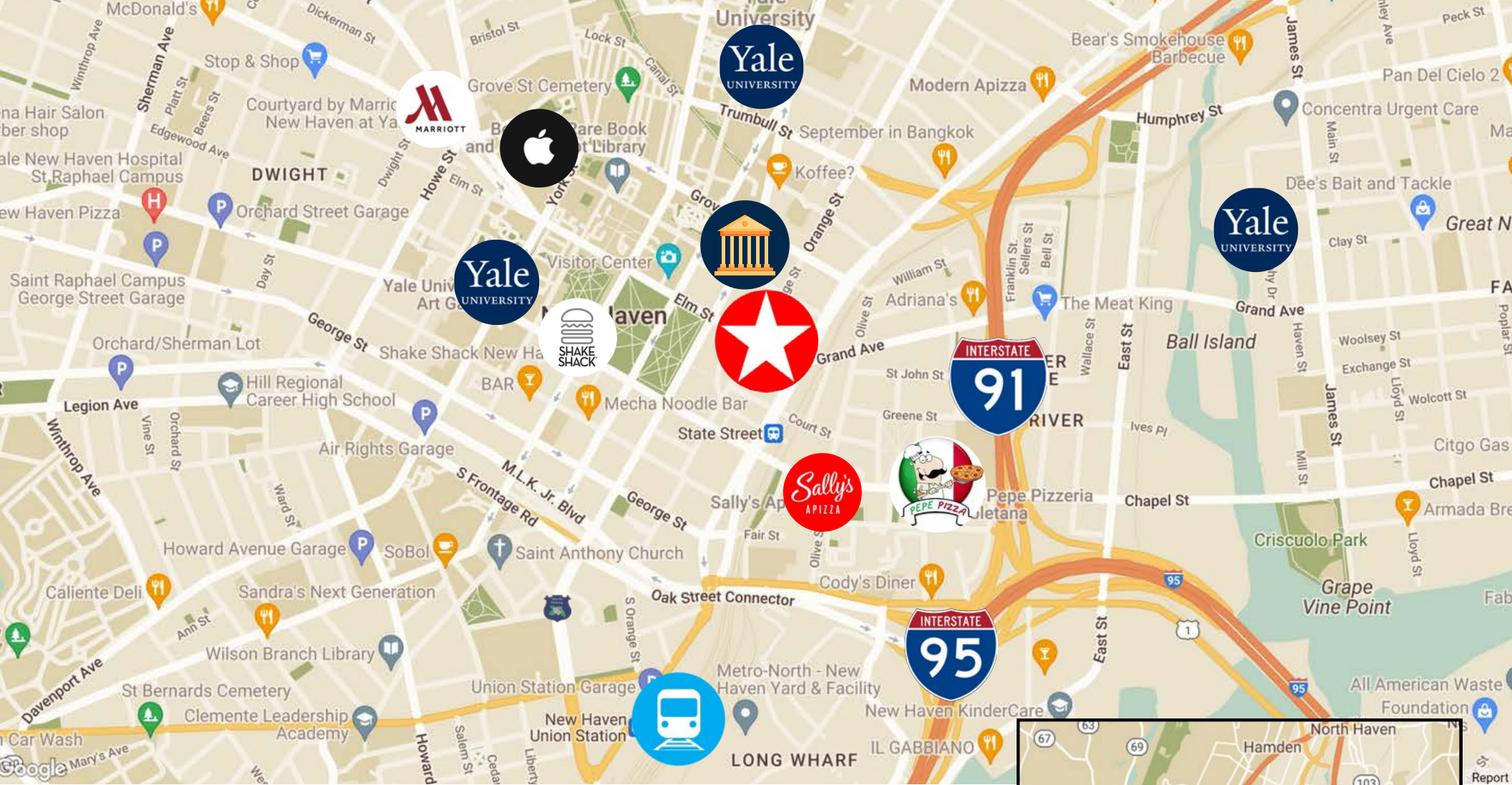
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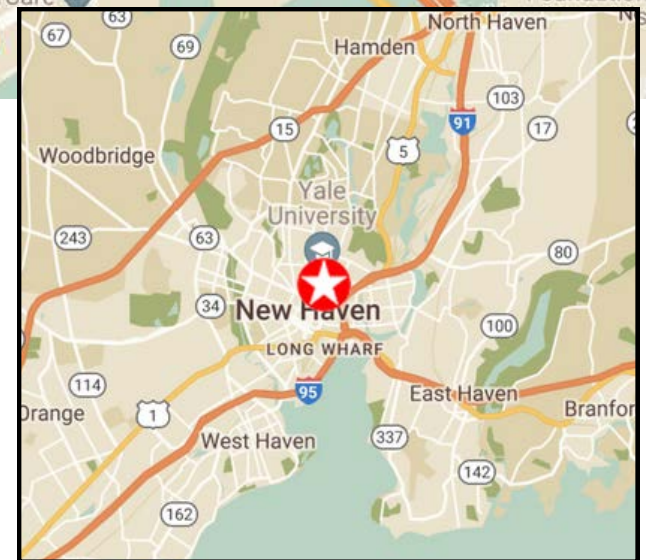
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Conveniently Located

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Next Steps...

To learn more about the zoning regulations applicable to this property,
please click on the button below
to view the New Haven Zoning Regulations.
The property is in a Central Business (BD) Zone.

[View Zoning Regulations](#)

To gain access to financial information, please sign our online Confidentiality Agreement.

[Confidentiality Agreement](#)

To schedule a tour of this property, please contact
Brett A. Sherman, CCIM, at (203) 335-6600 Ext. 22
or bsherman@angelcommercial.com,
or click a button below:

[Email to Schedule a Tour](#)

[Call to Schedule a Tour](#)

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COMMERCIAL, LLC

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