



HOULIHAN LAWRENCE
WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

2 Buildings Available 3,752 SF and 1,440 Sf on Corner Lot 654 and 630 Grand Avenue, New Haven, CT



FOR SALE
\$520,000

3,752 SF -Retail
1,440 SF Former Pizza Takeout
Corner Lot

- **Busy Grand Avenue**
- **High Visibility**
- **Retail Building with lots of Windows and partial bsmt**
- **Off Street Parking**
- **Corner location**
- **LI zone provides for a variety of uses.**





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Property Information

Total Building SF	3,752 & 1,440 SF
Available SF	3,752 & 1,440 SF
Year Built	1968 & 1962
Ceiling Height	12' & 14'
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	N/A
Loading Dock	N/A
Overhead Door	N/A
Construction	N/A
HVAC	TBD
Electric Service	TBD
Gas	Gas
Column Spacing	N/A
# of Floors	Lgr Builing has bsmt (1,800)
Parking	Yes (18 spots)
Bathrooms	Yes
Frontage	199' on Hamilton & 94' on Grand Avenue
Zoning	IL
Acreage	0.32 acres
Mil Rate	N/A
Taxes	\$12,223
Taxes / SF	N/A

654 and 630 Grand Avenue, New Haven, CT

Comments:

3,752 SF of former retail space and 1,440 SF of former pizza parlor space. Both spaces will be sold vacant. Great for Owner User – Off and On Street parking Great retail location in an up and coming area. New property owners next door which is currently under renovation. First time available in almost 30 years. Priced right for developer or owner user.

Ken Ginsberg
Broker
(203) 376-6266
ken@kngrealty.com

174 Cherry Street
Milford CT 06460
(203) 701-4848



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AA

nhgis.newhavenct.gov

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREIN DESCRIBED IS THE SAME AS THE PERMIT PROPERTY AS SHOWN IN THE ALTA/NSPS LAND TITLE SURVEY, COMMITMENT FILE NO. 2021-0185-142, WITH AN EFFECTIVE DATE OF FEBRUARY 20, 2021 AT 3:00 PM.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF NEW HAVEN, COUNTY OF NEW HAVEN, STATE OF CONNECTICUT, DESCRIBED AS FOLLOWS:

FIRST PIECE (654 GRAND AVENUE):
 WEST: BY CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE CITY OF NEW HAVEN, COUNTY OF NEW HAVEN, AND STATE OF CONNECTICUT, BEING PARCEL C-2014 OF THE BOOSTER SQUARE REDEVELOPMENT AND RENOVATION AREA, CONTAINING 1,400 SQUARE FEET, MORE OR LESS, AND BOUNDED AND DESCRIBED AS FOLLOWS:
 NORTHERLY BY GRAND AVENUE, 57.00 FEET;
 WESTERLY BY HAMILTON STREET, 199.27 FEET;
 SOUTHERLY BY LAND NOW OR FORMERLY OF THE CITY OF NEW HAVEN, 80.34 FEET; AND
 EASTERLY BY LAND NOW OR FORMERLY BELONGING TO ST. PATRICK'S CHURCH, MORE LATELY OF THE CITY OF NEW HAVEN, 216.62 FEET.

REFERENCE IS HEREBY MADE TO A MAP MADE BY CHARLES A. CARL, CIVIL ENGINEER & SURVEYOR OF NEW HAVEN, CONNECTICUT, AND DATED, PARCEL C-2014 OF THE BOOSTER SQUARE REDEVELOPMENT AND RENOVATION AREA, SCALE 1"=20', DATED NOVEMBER 1981 AND REVISED RECORDING DATE AND COPY OF WHICH MAP IS ON FILE IN THE NEW HAVEN TOWN CLERK'S OFFICE.

SECOND PIECE (653 GRAND AVENUE):
 ALL THAT CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE CITY OF NEW HAVEN, COUNTY OF NEW HAVEN, AND STATE OF CONNECTICUT, WITHIN AS BEING PARCEL C-14 OF THE BOOSTER SQUARE REDEVELOPMENT AREA, CONTAINING 1,484 SQUARE FEET, MORE OR LESS, BOUNDED AND DESCRIBED AS FOLLOWS:
 NORTHERLY BY GRAND AVENUE, 57.00 FEET;
 EASTERLY BY LAND NOW OR FORMERLY OF THE CITY OF NEW HAVEN, 192.03 FEET;
 SOUTHERLY BY LAND NOW OR FORMERLY OF THE CITY OF NEW HAVEN, 15.60 FEET;
 WESTERLY BY LAND NOW OR FORMERLY OF THE CITY OF NEW HAVEN, MORE LATELY OF MARZOLLO REALTY CORPORATION, BEING THE FIRST PIECE HEREBY DESCRIBED, 163.57 FEET.

REFERENCE IS HEREBY MADE TO A MAP MADE BY CHARLES A. CARL, CIVIL ENGINEER & SURVEYOR OF NEW HAVEN, CONNECTICUT, AND DATED, PARCEL C-14 OF THE BOOSTER SQUARE REDEVELOPMENT AND RENOVATION AREA, SCALE 1"=20', DATED NOVEMBER 1981 AND REVISED RECORDING DATE AND COPY OF WHICH MAP IS ON FILE IN THE NEW HAVEN TOWN CLERK'S OFFICE.

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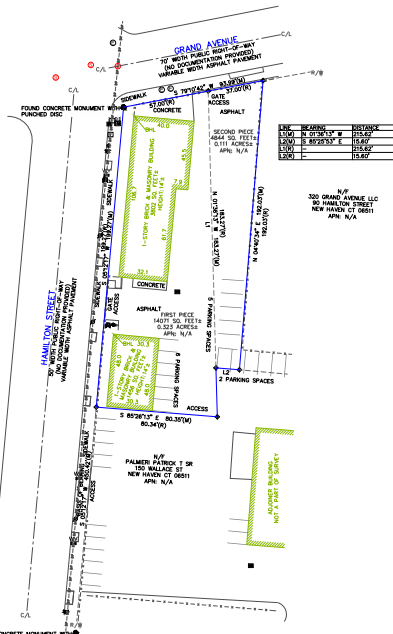
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LINE BEARING	DISTANCE
100° 00' 00" W	163.57 FEET
90° 00' 00" E	192.03 FEET
100° 00' 00" W	15.60 FEET
90° 00' 00" E	192.03 FEET

NOTES CORRESPONDING TO SCHEDULE B

- 1. ORDER ISSUED BY THE CITY OF NEW HAVEN BUILDING DEPARTMENT DATED FEBRUARY 15, 2021 AND RECORDED IN VOLUME 3847 AT PAGE 252 OF THE NEW HAVEN LAND RECORDS. (AS TO FIRST PIECE) (AFFECTS CONTAINS NO FLOTTABLE EASEMENT ITEMS)
- 2. LIS PENDING IN FAVOR OF FRANK DRANO DATED MAY 31, 2018 AND RECORDED IN VOLUME 3718 AT PAGE 27 OF THE NEW HAVEN LAND RECORDS. (AFFECTS CONTAINS NO FLOTTABLE EASEMENT ITEMS)
- 3. TERMS, COVENANTS AND PROVISIONS OF A CERTAIN LAND DISPOSITION AGREEMENT DATED MAY 17, 1981 AND RECORDED IN VOLUME 2318 AT PAGE 1 OF THE NEW HAVEN LAND RECORDS. (AS TO FIRST PIECE) (AFFECTS CONTAINS NO FLOTTABLE EASEMENT ITEMS)
- 4. TERMS, COVENANTS AND CONDITIONS SET FORTH IN A DEED DATED MAY 17, 1981 AND RECORDED IN VOLUME 2318 AT PAGE 18 OF THE NEW HAVEN LAND RECORDS. (AS TO SECOND PIECE) (AFFECTS CONTAINS NO FLOTTABLE EASEMENT ITEMS)
- 5. TERMS, COVENANTS AND CONDITIONS SET FORTH IN A DEED DATED MAY 17, 1981 AND RECORDED IN VOLUME 2318 AT PAGE 18 OF THE NEW HAVEN LAND RECORDS. (AS TO SECOND PIECE) (AFFECTS CONTAINS NO FLOTTABLE EASEMENT ITEMS)
- 6. TERMS, COVENANTS AND CONDITIONS SET FORTH IN A DEED DATED MAY 17, 1981 AND RECORDED IN VOLUME 2330 AT PAGE 67 OF THE NEW HAVEN LAND RECORDS. (AFFECTS SECOND PIECE, CONTAINS NO FLOTTABLE EASEMENT ITEMS)

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE OF SURVEY

LEGEND	
□	SQUARE FEET
▨	CONCRETE SURFACE
▩	NO PARKING AREA
▧	HANDICAP PARKING SPACE
▦	PARKING SPACES
▥	TOILETS
▤	WATER METER
▣	TOILETS
▢	ELECTRIC METER
□	TELEPHONE POLE
■	CELEBRITY
▤	AND LENGTH
▣	ROUND MARKING
▢	ROUND TRENCH
□	PROPERTY OWNER
■	UNIT FOUND ON SET
▤	FOUND CORNER AS SHOWN
▣	MEASURED CALCULATED DIMENSION
▢	RECORD DASH/STRIKE
□	CONCRETE CURB
■	CONCRETE CURB & OUTER
▤	CONCRETE
▣	CABLE TROUGH
▢	CHANNEL/DRAINAGE
□	WATER VALVE
■	ELECTRIC BOX
▤	MANHOLE
▣	STORM MANHOLE
▢	COURTNEY MANHOLE
□	UTILITY MANHOLE
■	UNIT FOUND
▤	PIPE PROTRUSION
▣	IRON
▢	REBAR
□	UNDERGROUND UTILITY LINE
■	CONCRETE FENCE
▤	METAL FENCE

VICINITY MAP



SHEET 1 OF 1

LAND AREA
0.244 ACRES

PARKING
REGULAR-18
HANDICAP-0
TOTAL-18

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND/OR STATE OF CONNECTICUT AND BY GRADING PLATTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE AND HAZARD OPERATIONAL RISK MAPS AS PREPARED BY FEMA AND IS IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM. WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND/OR STATE OF CONNECTICUT STATE PLANE COORDINATE SYSTEM, NAD83-2011, AS MEASURED ALONG THE WESTERN LINE OF HAMILTON STREET WHICH BEARS S070°17'W PER GPS COORDINATE OBSERVATIONS
 LATITUDE: 41°08'42.81"N
 LONGITUDE: 72°58'48.75"W
 CONVERGENCE ANGLE: 0°07'28.20"E

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND UTILITY EXPOSURE OF UTILITIES ARE SHOWN.
2. ALL UTILITIES SHOWN ON THIS SURVEY ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION OF UTILITIES IS BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION OF UTILITIES IS BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION OF UTILITIES IS BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.
3. THERE WAS NO ASSESSMENT OF EXISTENCE OR SUBJECT PROPERTY.
4. THERE WAS NO OBSERVATION OF EXISTENCE OR SUBJECT PROPERTY.
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ALTA/NSPS LAND TITLE SURVEY

AEI JOB 148585 - TASK 5
 GRAND AVENUE
 654 GRAND AVENUE
 NEW HAVEN COUNTY, NEW HAVEN, CONNECTICUT

SITE PICTURE



AEI CONSULTANTS
 1000 GARDEN DRIVE
 BRIDGEVILLE, CT 06400
 TELEPHONE: 860.748.8000
 EMAIL: SURVEY@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

I, Scott P. Hettler, do hereby certify that I am a duly Licensed Professional Engineer in the State of Connecticut, License No. 10000, and that I am the Surveyor of the above described property. This survey was completed on 11/09/2021, DATE OF PLAT OR MAP: 11/09/2021.

PRELIMINARY

SCOTT HETTLER
 LAND SURVEYOR REG. 10000
 STATE OF CONNECTICUT

DATE	REVISION HISTORY	SUPERVISOR JOB NUMBER
		21-0997
		SCALE: 1" = 30'
		DRAWN BY: JMS
		APPROVED BY: SP

SUPERVISOR BY:
 BLEN & ASSOCIATES, P.A.
 3825 N. GARDEN DRIVE
 FARMINGTON, CT 06031
 SURVEY@BLEN.COM