



COMMERCIAL

New Haven * Milford * Woodbridge * Branford

1.82 ACRES AVAILABLE FOR SALE COMMERCIAL LAND – DEVELOPMENT SITE

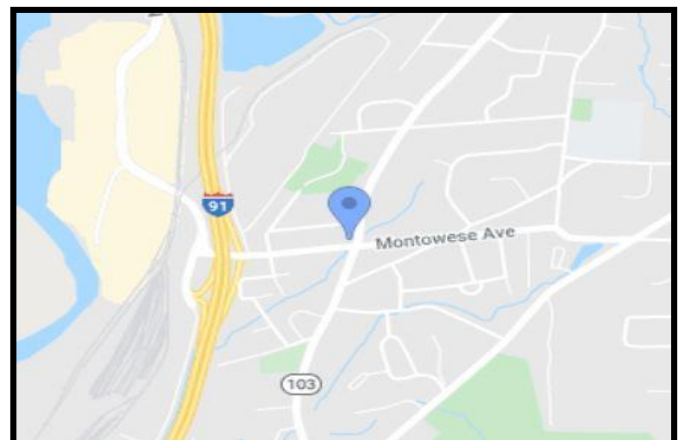
238-244 QUINNIPIAC AVE, 9 MOULTHROP ST, and
63 MONTOWESE AVE, NORTH HAVEN, 06473



**Prime Commercial Land -
Development Site
For Sale - \$2.75 MM**

**4 Property Site
MUST BE SOLD AS A
PACKAGE**

- 1.82 Acres of fully developmental Land
- Package includes 238 Quinnipiac Ave, 244 Quinnipiac Ave, 9 Moulthrop St and 63 Montowese Ave
- Located on the busy corner of Quinnipiac and Montowese Aves
- 16,900 CPD on Montowese Ave
- 7,200 CPD on Quinnipiac Ave





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Property Information

Total Acreage	1.82 Acres
Available Acreage	238 Quinnipiac 0.36 acres, 244 Quinnipiac 0.76 acres, 9 Moulthrop (SFR) 0.36, 63 Montowese (SFR) 0.34
Year Built	1880 - 1959
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	N/A
Loading Dock	0
Overhead Door	238 Quinnipiac – 2, 244 Quinnipiac - 1
Construction	238 & 244 Quinnipiac – Concrete & Cinder 9 Moulthrop – Brick, 63 Montowese – Wood Frame
HVAC	238– None, 244- Heat/AC pkgs, 9 & 63– Oil Forced Hot Air
Electric Service	TBD
Gas	238 & 244 – Gas; 9 & 63 - Oil
Column Spacing	None
# of Floors	238, 244 & 9 – 1 story; 63 – 2 stories
Parking	Asphalt – Multiple spaces
Bathrooms	238 & 244 – Average; 9 & 63 – 2 Bathrooms each
Frontage	Quinnipiac – 369', Montowese – 231', Moulthrop – 220'
Land Area	1.82 Acres
Zoning	IL30
Assessment	238 - \$144,340; 244 – \$289,870; 9 - \$129,290; 63 – \$138,670; Total = \$702,170
Environmental	TBD
Mill Rate	31.18
Taxes	\$21,893.66
Taxes / Acre	\$12,029.48

238-244 Quinnipiac Ave, 9 Moulthrop St & 63 Montowese Ave, North Haven, CT

Comments:

Prime Commercial Land - Development Site For Sale - \$2.75 MM.

4 Property Site **MUST BE SOLD AS A PACKAGE**; 238 Quinnipiac Ave, 244 Quinnipiac Ave, 9 Moulthrop St and 63 Montowese Ave.

Corner location, perfect for development with a combined traffic count of over 25,000 CPD..

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