

92-96  
**ELM STREET**  
WEST HAVEN CT 06516



(959) CALL-KNG

**FOR SALE**

MIXED USE - 7 RESIDENTIAL UNITS + 3 COMMERCIAL UNITS

**CONTRACTOR'S  
SPECIAL**

**OPPORTUNITY  
ZONE**



JUST 1 MINUTE FROM I-95

**PRIME INVESTMENT OPPORTUNITY**  
SHORT DISTANCE FROM YALE & UNIVERSITY OF NEW HAVEN

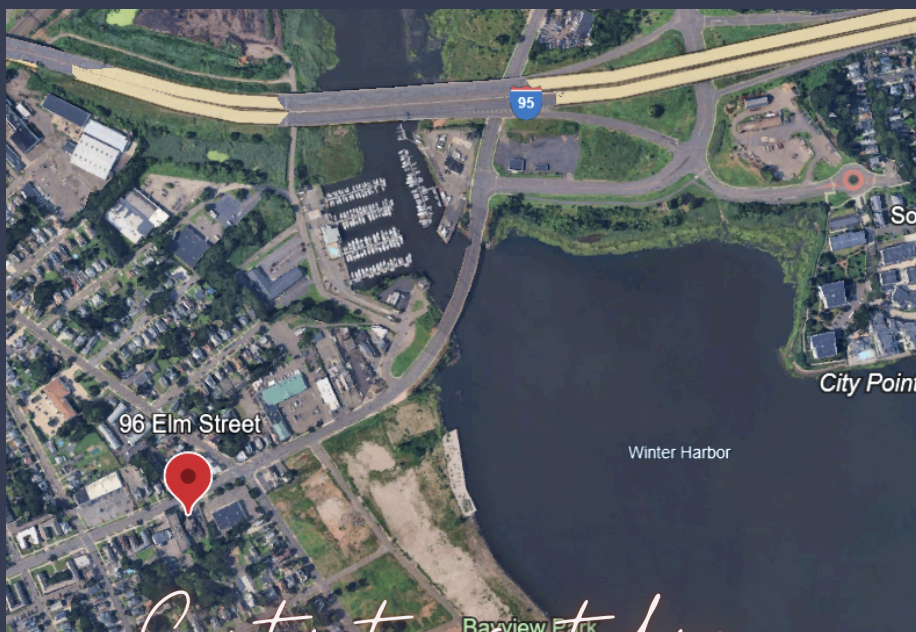
WATER VIEWS FROM 3RD  
FLOOR!!

5 OF 7 THE RESIDENTIAL  
UNITS HAVE BEEN FULLY  
GUTTED AND ARE IN NEED OF  
A FULL REHAB.

2 RESIDENTIAL UNITS ARE IN  
MOVE-IN CONDITION.

COMMERCIAL SPACE NEEDS  
REHAB - 1 COMMERCIAL  
SPACE IS CURRENTLY LEASED

**\$1,100,000**



*Contact us today*

**KEN GINSBERG | +203-376-6266 | KEN@KNGREALTY.COM**



# CALL TODAY FOR A SHOWING

96 ELM IS CONVENIENTLY LOCATED NEAR SHOPPING PLAZAS AND RESTAURANTS ON THE BUSY ELM STREET, WITH A TRAFFIC COUNT OF 12,300 CARS PER DAY. IT IS ALSO CLOSE TO I-95 AND SITUATED ON A MAIN BUS LINE, ENHANCING ACCESSIBILITY.

THIS VERSATILE PROPERTY IS SUITABLE FOR VARIOUS COMMERCIAL USES, INCLUDING RETAIL AND WAREHOUSE OPERATIONS, ALONG WITH A DESIRABLE LOCATION FOR RESIDENTIAL LIVING.

<b>Total SQFT</b>	<b>11593 SQFT</b>
<b>Acreage</b>	<b>0.46</b>
<b>Year Built</b>	<b>1900</b>
<b>Ceiling Height</b>	<b>10</b>
<b>City Water/Well</b>	<b>City Water</b>
<b>City Sewer/ Septic</b>	<b>City Sewer</b>
<b>Construction</b>	<b>Masonry</b>
<b>Heating</b>	<b>Forced Air/Gas</b>
<b>A/C</b>	<b>None</b>
<b>Roof Structure</b>	<b>Gable</b>
<b># of Floors</b>	<b>2</b>
<b>Parking</b>	<b>Front &amp; Side</b>
<b>Bathrooms</b>	<b>11</b>
<b>Assessment</b>	<b>484,680</b>
<b>Mill Rate</b>	<b>0.0365</b>
<b>Taxes</b>	<b>17,690.82</b>

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