

LAND FOR SALE

MULTIFAMILY DEVELOPMENT OPPORTUNITY

240 WINTHROP AVENUE, NEW HAVEN, CT 06511



FOR SALE

GHENT REALTY ADVISORS

555 Heritage Road
Southbury, Ct 06488



PRESENTED BY:

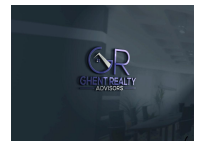
ROBERT GHENT

Broker & Consultant
office: (203) 543-2847
cell: (203) 543-2847
info@ghentrealty.com
REB:0790043, Ct

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

240 WINTHROP AVENUE | NEW HAVEN, CT 06511



Property Summary

Price:	\$ Market
Lot Size:	217,364.4 SF
Price / Acre:	4.99
Access:	Winthrop Ave & George Street
Cross Streets:	George Street
Permitted Uses:	Residential
Frontage:	406
Traffic Count:	9,600.0
Drainage:	Public Storm Sewer
Signal Intersection:	George Street
Utilities:	Public Water / Public Sewer / Natural Gas
Zoning:	RM1 with PPD Overlay
APN:	339-0190-02300

Property Overview

Site is situated in RM-1 Zone district. Current Designation is PDD 127 Site was previously approved from development of 128 residential units. The plan called for 20 Townhouse units together with 6 -1 Bedroom Units along Winchester Avenue. The plan also provided 78 - 2 Bedroom units and 24 - 3 Bedroom units along a new private drive connecting Winthrop with George Street.

Yield Analysis prepared by DMS Design, LLC indicate that the site could support:

215 Units with a unit mix of 45 - 1 Bedroom, 130 - 2 Bedroom & 40 - 3 Bedroom or

280 Units with a unit mix of 20 Studio - 165 - 1 Bedroom - 85 - 2 Bedroom & 10 - 3 Bedroom

Location Overview

Site is situated in Hill / Chapel West section of New Haven, approximately 1.5 miles from downtown New Haven. The neighborhood contains high density of older multifamily homes and apartment buildings. Some single-family dwelling units are interspersed.

Commercial uses exist along Derby Avenue George Street and Ella Grasso Boulevard. Good Traffic visibility and pedestrian access. Convenient access to I-91, I-95, Rte 34 & Rte 15 Traffic Volume along George St approximates 9,600 ADTV

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PROPERTY PHOTOS

240 WINTHROP AVENUE | NEW HAVEN, CT 06511



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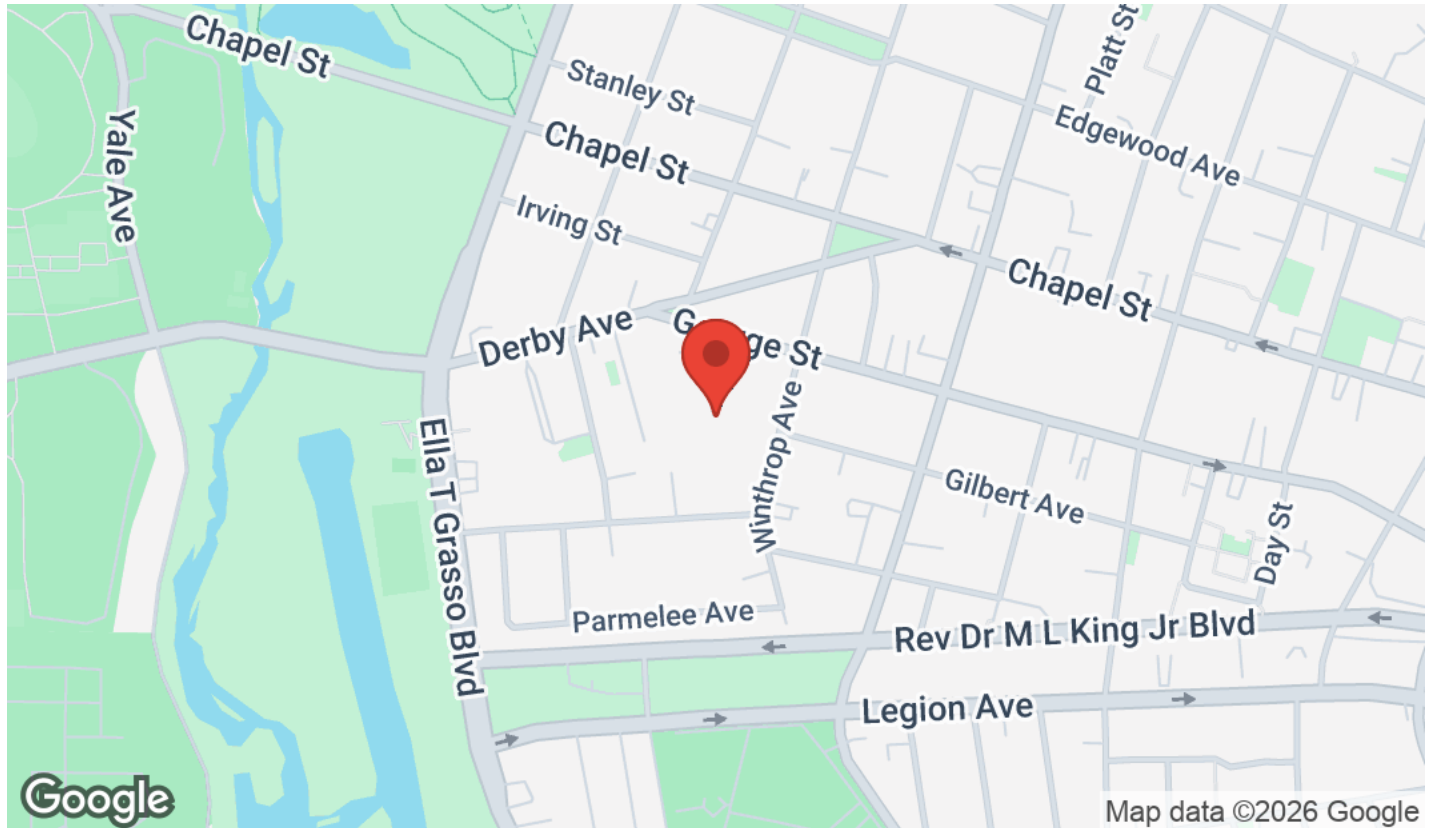


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LOCATION MAPS

240 WINTHROP AVENUE | NEW HAVEN, CT 06511



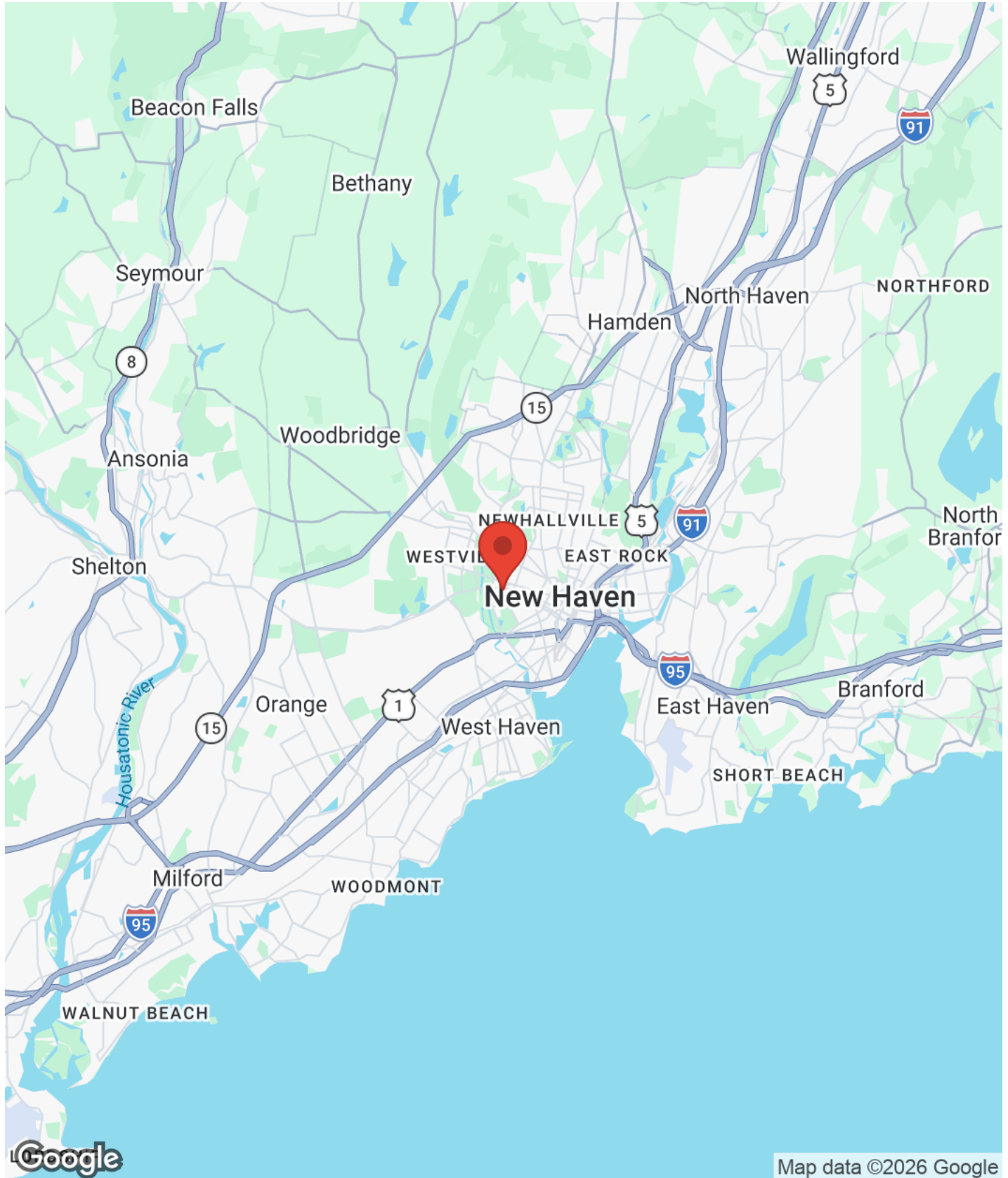
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REGIONAL MAP

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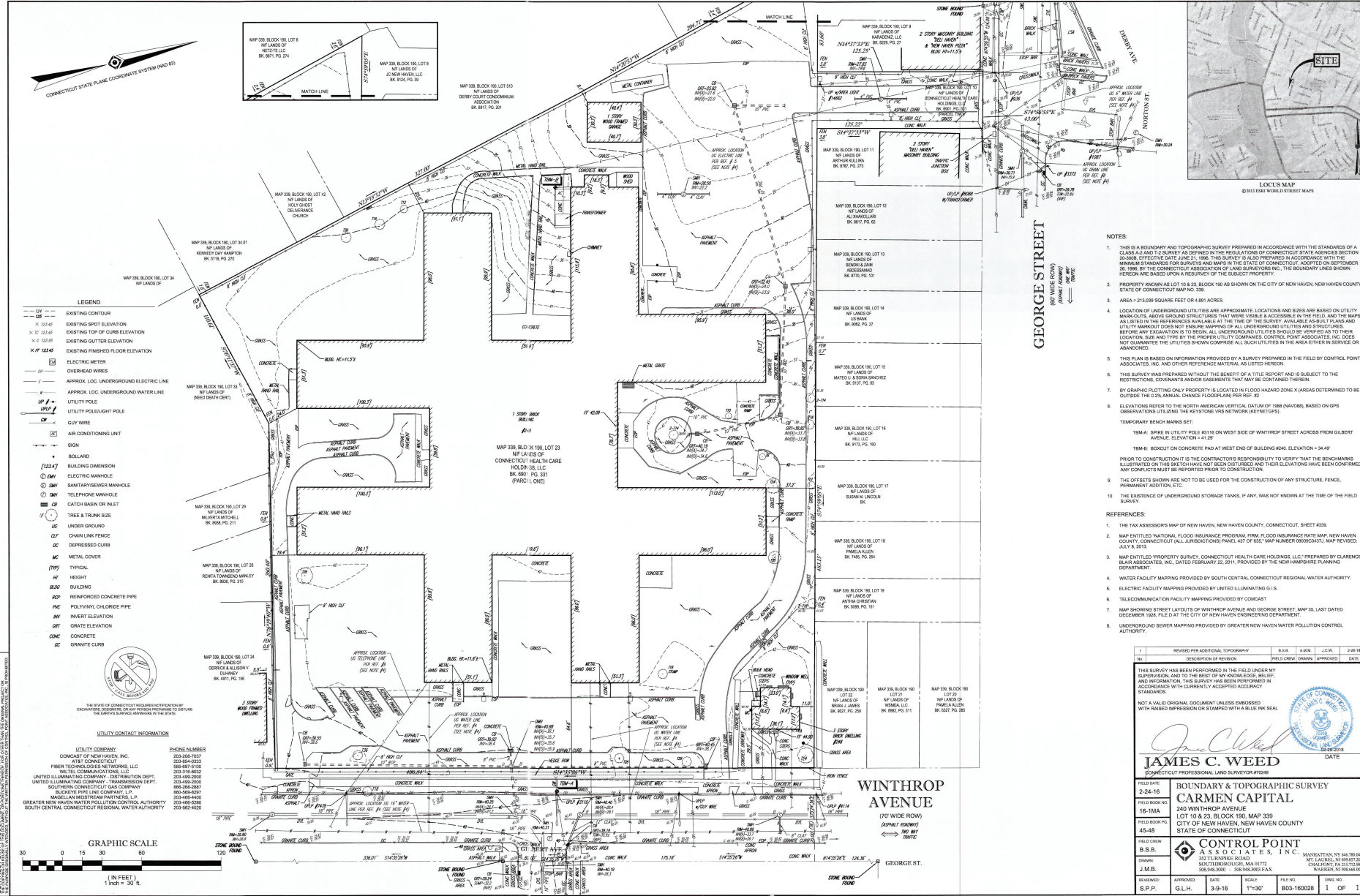
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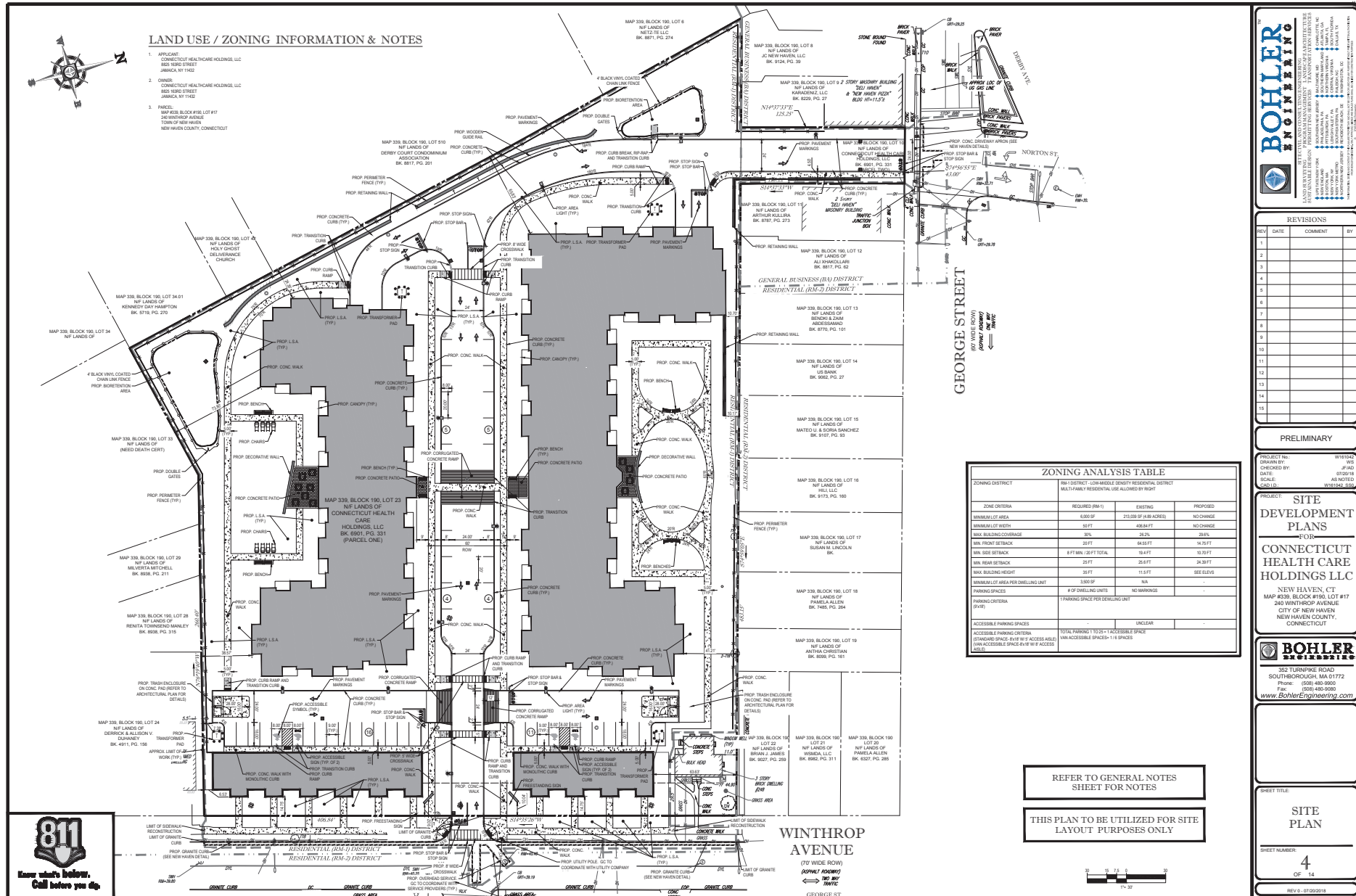
BOUNDARY SURVEY

240 WINTHROP AVENUE | NEW HAVEN, CT 06511



SITE PLAN

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REVISIONS

REV.	DATE	COMMENT	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

PRELIMINARY

PROJECT NO. 19017
DRAWN BY: JAH
CHECKED BY: JAH
DATE: 02/20/2018
SCALE: AS NOTED
SHEET: 15 OF 15

SITE DEVELOPMENT PLANS FOR CONNECTICUT HEALTH CARE HOLDINGS LLC

NEW HAVEN, CT
MAP #338, BLOCK #190, LOT #17
240 WINTHROP AVENUE
CITY OF NEW HAVEN
NEW HAVEN COUNTY, CONNECTICUT



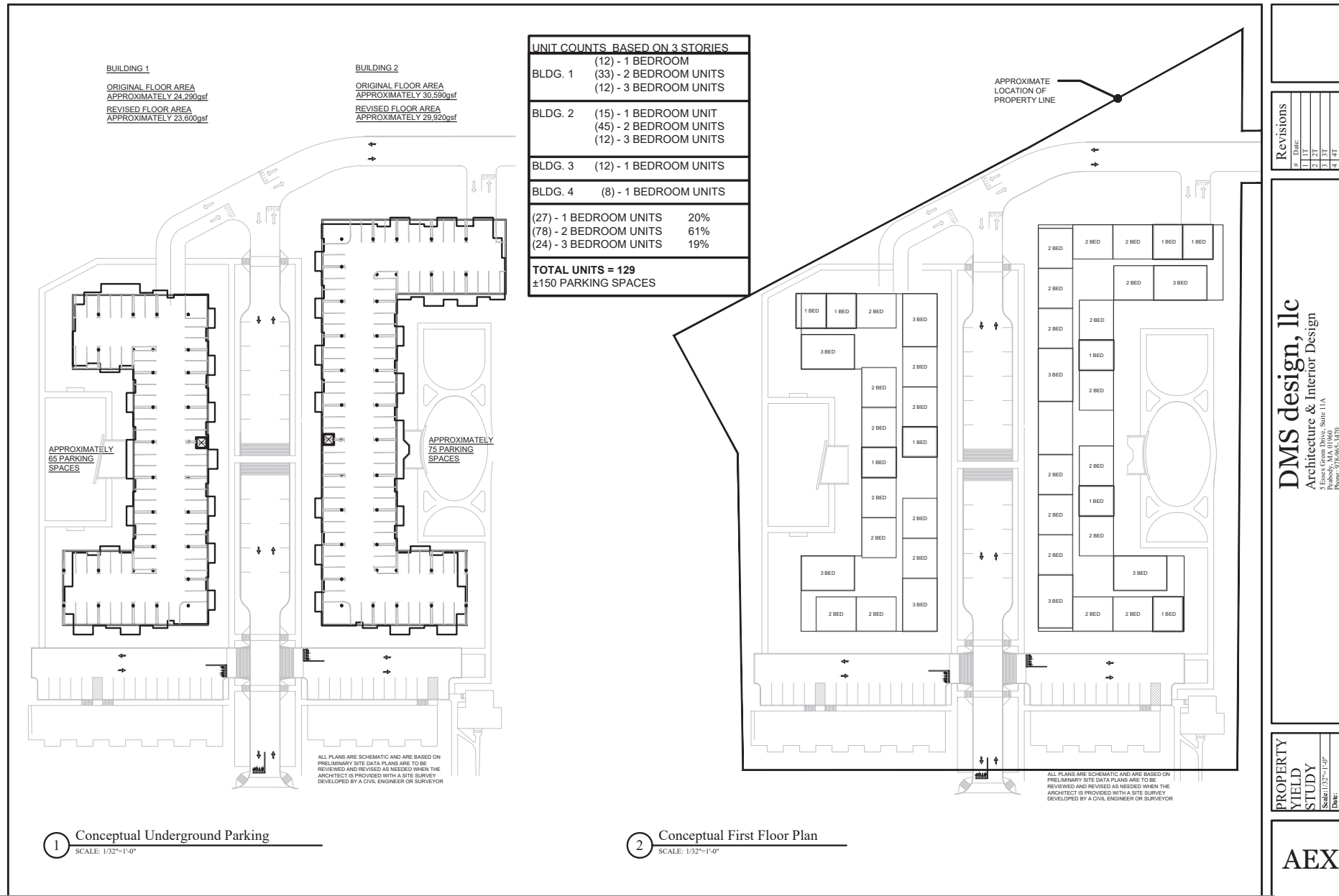
SITE PLAN

SHEET NUMBER: 4 OF 14

REV: 2 - 02/20/2018

YIELD STUDY - 129 UNITS

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Revisions	DATE
1	1/17
2	2/17
3	3/17
4	4/17
5	5/17

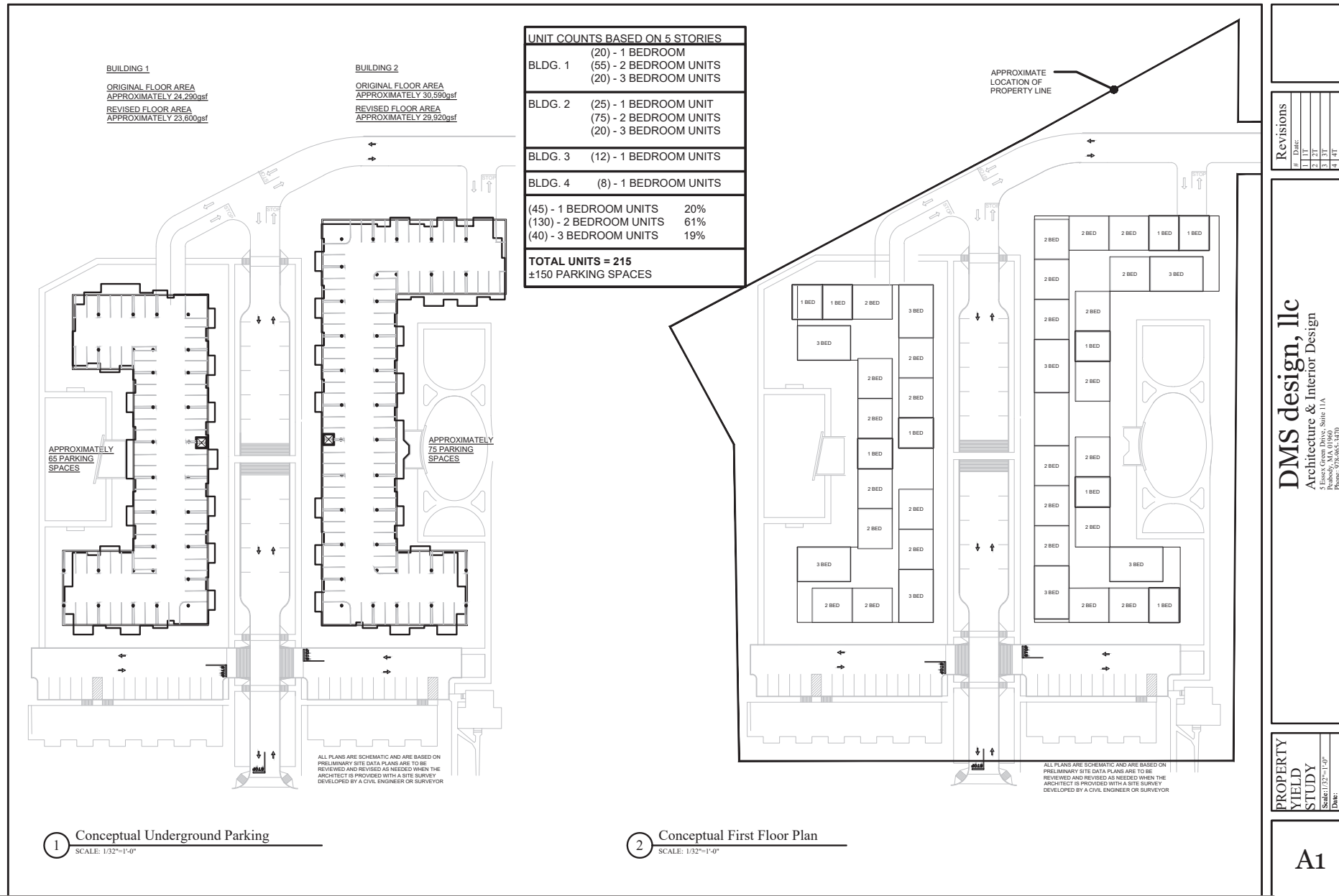
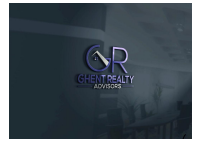
DMS design, llc
Architecture & Interior Design
5 Essex Green Drive, Suite 11A
Essex, MA 01926
Phone: 978-685-1470

**PROPERTY
YIELD
STUDY**
Scale: 1/32"=1'-0"
Date:
Drawn By:

AEX

YIELD STUDY - 218 UNITS

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Revisions	DATE
1	1/1/21
2	2/1/21
3	3/1/21
4	4/1/21
5	5/1/21

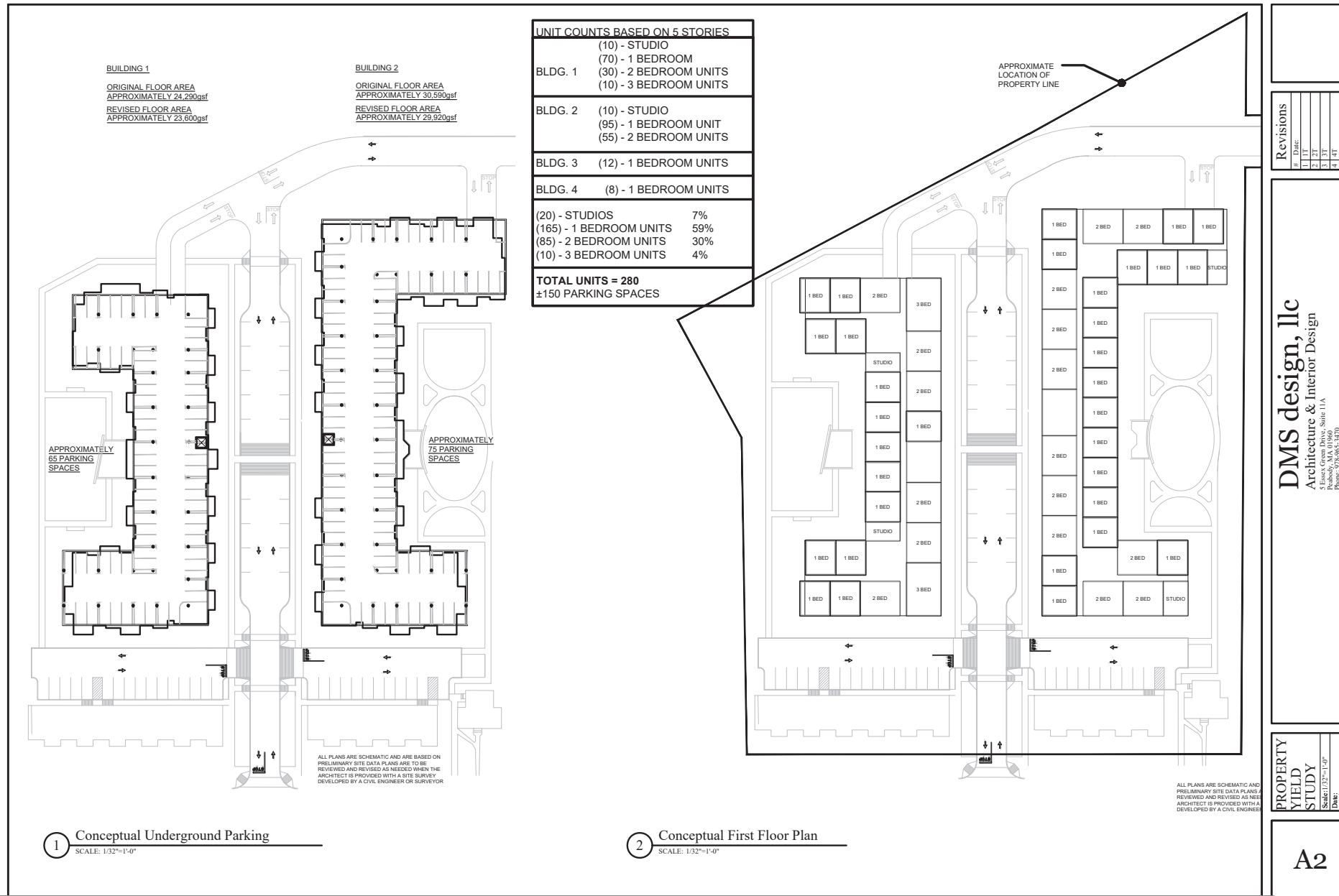
DMS design, llc
Architecture & Interior Design
5 Essex Green Drive, Suite 11A
New Haven, CT 06511
Phone: 978-685-3470

**PROPERTY
YIELD
STUDY**
Scale: 1/32"=1'-0"
Date: _____
Drawn By: _____

A1

YEILD STUDY - 280 UNITS

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RENDERING 1.0

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Revisions	
#	Date

DMS design, llc
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100 Cummings Center, Suite 339C
Andover, MA 01810
Phone: 978-885-5470
Fax: 866-513-5573

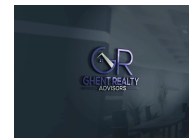
Conceptual Plans for:
240 Winthrop Ave.
New Haven, CT

Conceptual
Elevations
3 story
Scale: As Noted
Date: 9-06-18
Drawn By: DMS Team

A3.00

DISCLAIMER

240 WINTHROP AVENUE



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