

Buildings and Business Available for Sale

1046 Orange Avenue, West Haven, CT

OWNER MOTIVATED!



To arrange a tour contact: Silvester Garza
203-226-7101 Ext 8 - silvester@vidalwettenstein.com

Bruce Wettstein, SIOR
203-226-7101 Ext 2 - bruce@vidalwettenstein.com



VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

1046 Orange Avenue, West Haven, CT

Property Details

- Front building: Retail / Office, has an apartment on the upper level
- Snap on air compressor
- Ceiling fans
- 10,000 lb. auto lift, hydraulic two post lift
- All equipment in rear bldg included in sale
- Dealer license included
- Phase 1 has been completed
- Apartment is a 1 bedroom, kitchenette, bathroom w/tub & shower. Rent is \$2,000 per month
- Adjoining property is available for a potential expansion



Location: Convenient to exit 42 & 43 of I-95. Traffic count approx. 16,000 cars per day. Superb visibility with signage on Orange Avenue, West Haven.

Building Area: 858± SF Mixed Use
686± SF rear building; 1 story 2 bay service garage

Land Area: .23 acre

Zoning: RB

Basement: yes for storage

HVAC: yes in front building, o/h forced air heat in rear auto repair building

Overhead doors: rear building has 2, 8x10 o/h doors

Electric: 200 amp service, 208 volts

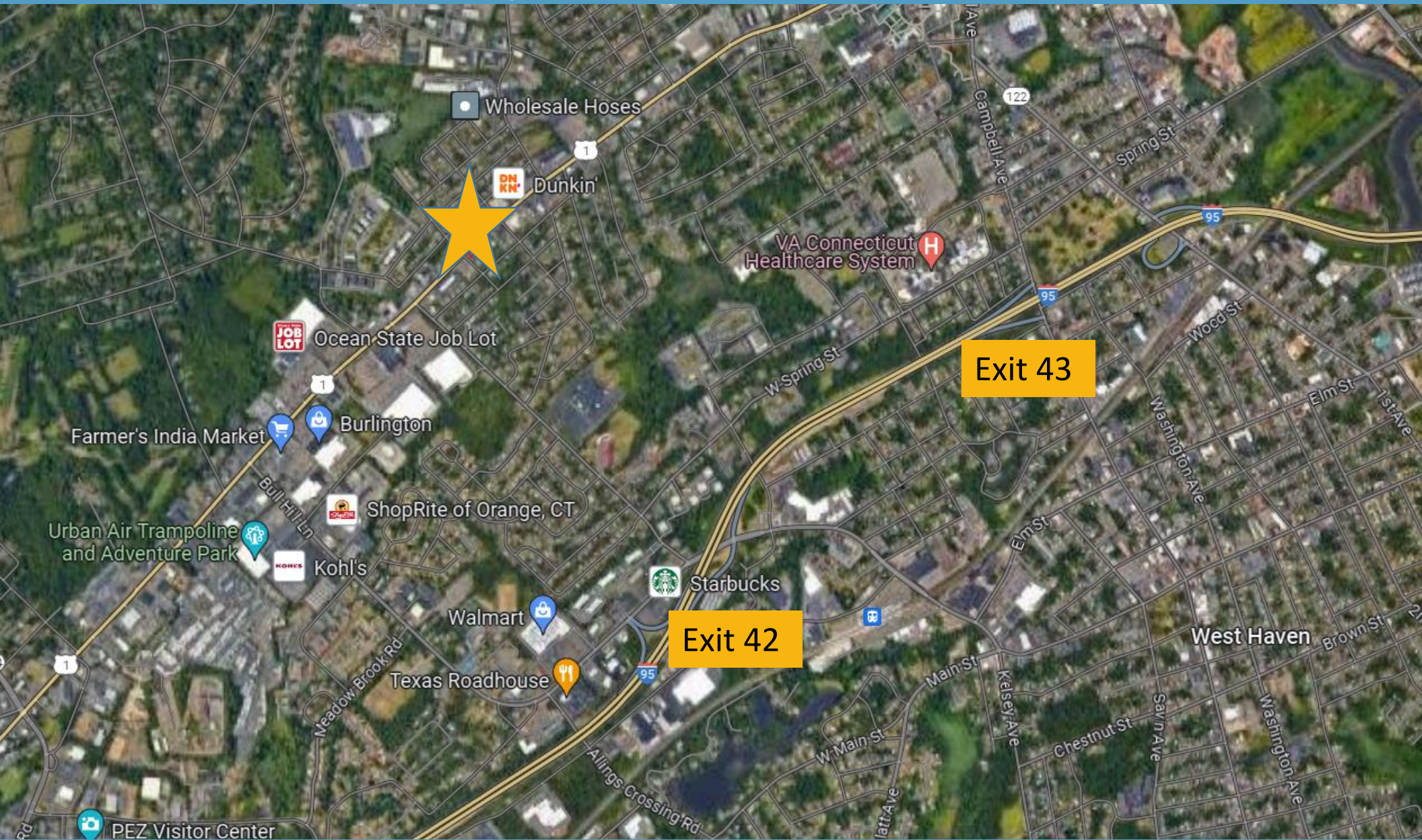
Water/ Sewer: City water, sewer and natural gas

Sale Price: Upon request
Real estate, business including FF&E included in sale

1046 Orange Avenue, West Haven, CT



1046 Orange Avenue, West Haven, CT



City of West Haven, Connecticut - Assessment Parcel Map

Parcel: 046-0056-0-0000 Address: 1046 ORANGE AV

ORANGE AVE

100

100.3

145.76

56

.23 Ac.

1046#

66

64

100

65

100

JAFFREY ST

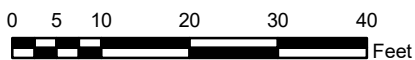
63

.18 Ac.

99#

N

Approximate Scale: 1 inch = 21.67 feet



Map Produced: October 2022

Disclaimer: This map is for informational purposes only.
All information is subject to verification by any user.
The City of West Haven and its mapping contractors
assume no legal responsibility for the information
contained herein.



VOL 1983 PG 235
02/14/2024 10 58 08 AM
1 Pages
DECISION
John Lewis, City Clerk
City of West Haven



WEST HAVEN, CONNECTICUT ZONING BOARD OF APPEALS

City Hall | 355 Main Street | First Floor West Haven, Connecticut 06516-0312
Phone 203.937.3580 Fax 203.937.3742



CERTIFICATE OF DECISION

October 1, 2018

91 7199 9991 7034 4707 4701

Christopher Torkamani
1046 Orange Avenue
West Haven, Ct. 06516

1046 Orange Avenue: The applicant is seeking several variances to construct a 130' x 31' addition to a preexisting auto repair shop so the service area can work on trucks and suv's

1. An Easterly side yard variance of 6.8' where 15' is required and 8.2' will exist.
2. A Southerly side yard variance of 9.2' where 15' is required and 5.8' will exist.
3. And lot coverage of 84.7% where 75% Max. is allowed.

In a RB (Regional Business) district under table 20.1 Section 90 and 92 of the City of West Haven Zoning Regulations. Owner : 1046 Orange Avenue, LLC / Applicant: Elite Motors, LLC/ Christopher Torkamani File # 036-18 V

APPLICATION: Elite Motors, LLC/ Christopher Torkamani

OWNER: 1046 Orange Avenue LLC

FILE: # 036-18 V

DATE: September 19, 2018

ACTION: Approved/ with conditions

CONDITIONS: 1) Property be maintained and free of debris. 2) All work to be conducted within the property. 3) Not allowed to exceed the approved amount of cars for sale.

EFFECTIVE DATE: October 9, 2018

APPROVED PLAN: Floor Plan labled 1046 Orange Avenue, West Haven, Ct 06516, and Survey of property prepared for 1046 Orange Avenue, LLC Flanagan's Surveying & Mapping dated August 27, 2018

The above referenced matter was approved on the date stated above and a Notice of Decision was published in the New Haven Register on September 27, 2018

PLEASE NOTE Per Section 92.3.7 of the West Haven Zoning Regulations:

Applicant Certificate of Decision is to be recorded. An application approval shall be effective upon recording of the Certificate of Decision for the zoning relief granted in the **West Haven Land Records (City Clerk) within 90 days** from the Notice of Decision date. Any approval for which a Certificate of Decision has been issued but not recorded within such time shall automatically be null and void.

Sincerely,
Catherine Conniff
Zoning Enforcement Officer

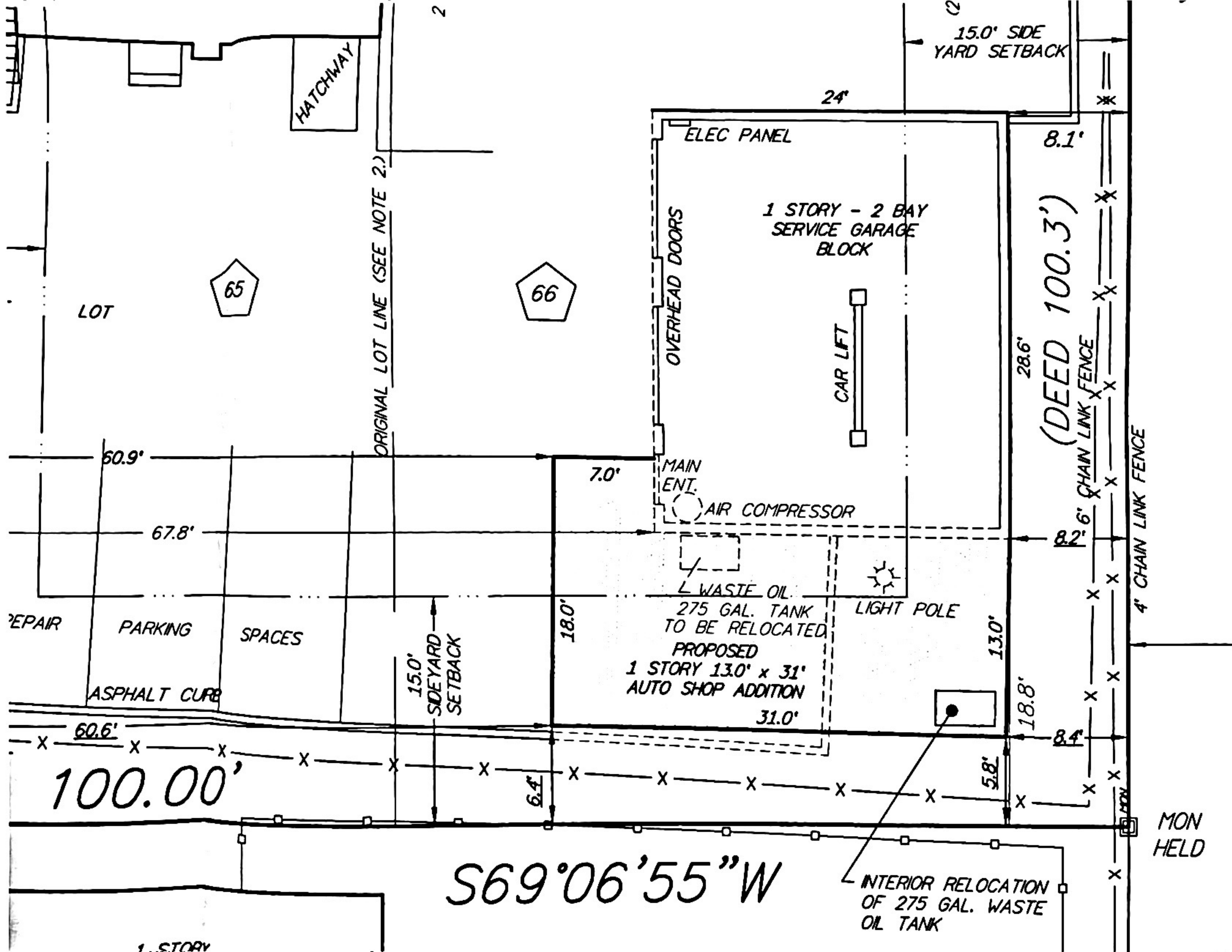
END OF DOCUMENT Pages 1

John Lewis, City Clerk

City of West Haven

I CERTIFY THIS TO BE A TRUE COPY OF THE
DOCUMENT RECORDED IN THE WEST HAVEN
LAND RECORDS DATED AT WEST HAVEN, CT
THIS 14 DAY OF February 20 24

JOHN LEWIS, TOWN AND CITY CLERK





City of West Haven, CT

Property Listing Report

Map Block Lot

046-0056-0-0000

Building # 1

Section # 1

Account

00007181

Property Information

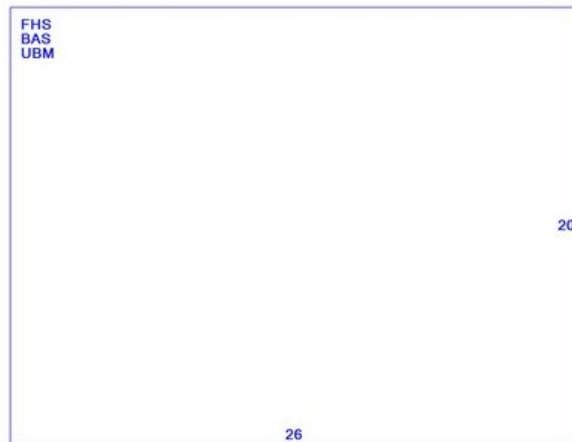
Property Location	1046 ORANGE AV
Owner	1046 ORANGE AVENUE LLC
Co-Owner	
Mailing Address	1046 ORANGE AV WEST HAVEN CT 06516
Land Use	3300 AUTO V S&S MDL-94
Land Class	C
Zoning Code	RB
Census Tract	

Street Index	C800
Acreage	0.23
Utilities	All Public
Lot Setting/Desc	Bus. District Level
Additional Info	

Photo



Sketch



Primary Construction Details

Year Built	1949
Stories	1.5
Building Style	Stores/Apt
Building Use	Comm/Ind
Building Condition	A
Occupancy	1.00
Extra Fixtures	0
Bath Style	NA
Kitchen Style	NA
AC Type	01
Heating Type	Forced Air-Duc
Heating Fuel	Gas

Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Total Rooms	2
Roof Style	Gable
Roof Cover	Asph/F Gls/Cmp
Interior Floors 1	Pine/Soft Wood
Interior Floors 2	
Exterior Walls	Brick Veneer
Exterior Walls 2	Clapboard
Interior Walls	Drywall/Sheet
Interior Walls 2	NA

(*Industrial / Commercial Details)

Building Desc.	AUTO V S&S
Building Grade	Average
Heat / AC	NONE
Frame Type	WOOD FRAME
Baths / Plumbing	AVERAGE
Ceiling / Wall	CEIL & WALLS
Rooms / Prtns	AVERAGE
Wall Height	8.00
First Floor Use	NA

City of West Haven, CT

Property Listing Report

Map Block Lot

046-0056-0-0000

Building # **1**Section # **1**

Account

00007181

Valuation Summary (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	59800	41860
Extras	0	0
Improvements		
Outbuildings	19200	13440
Land	156700	109690
Total	235700	164990

Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
First Floor	520	520
Half Story, Finished	520	338
Basement, Unfinished	520	0
Total Area	1560	858

Outbuilding and Extra Features

[illegible]

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
1046 ORANGE AVENUE LLC	1806/0839	2018-01-19	350000
ONE THOUSAND FIFTY ORANGE AVE	0990/0793	1995-05-12	0
LEWIS BARRY D	0782/0286		0

West Haven, Connecticut

General

ACS, 2017–2021	West Haven	State
Current Population	55,518	3,605,330
Land Area <i>mi</i> ²	11	4,842
Population Density <i>people per mi</i> ²	5,164	745
Number of Households	20,341	1,397,324
Median Age	36	41
Median Household Income	\$66,868	\$83,572
Poverty Rate	12%	10%

Economy

Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Manufacturing	2,143	
Transportation Equipment Mfg		100%
2 Accommodation and Food Services	1,761	
Food Services and Drinking Places		46%
3 Retail Trade	1,695	
Clothing & Clothing Accessories Stores		49%
4 Health Care and Social Assistance	1,464	
Social Assistance		56%
5 Government	1,344	
Federal Government		94%
Total Jobs, All Industries	15,441	

SOTS Business Registrations

Secretary of the State, August 2023

New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	323	356	470	585	616

Total Active Businesses 4,121

Key Employers

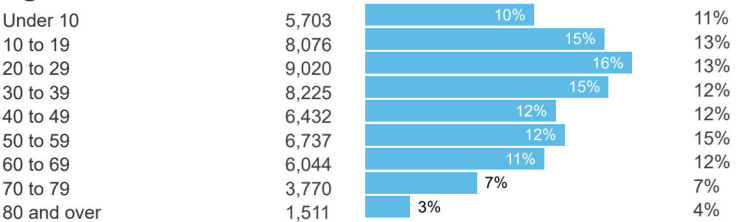
Data from Municipalities, 2023

- 1 VA Medical Center-West Haven
- 2 Watson Inc
- 3 University Of New Haven
- 4 Yale University
- 5 Elm City Livery

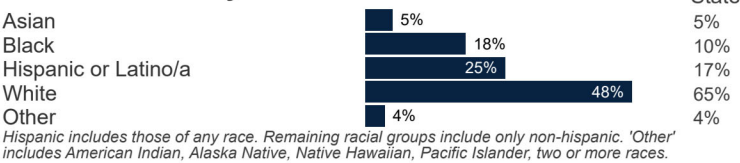
Demographics

ACS, 2017–2021

Age Distribution



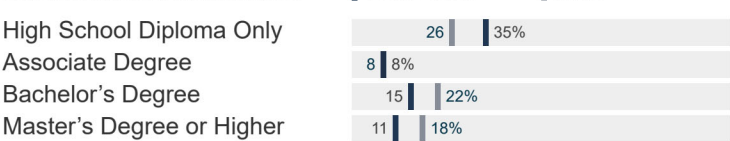
Race and Ethnicity



Language Spoken at Home

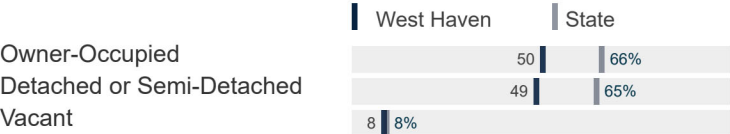


Educational Attainment



Housing

ACS, 2017–2021	West Haven	State
Median Home Value	\$210,900	\$286,700
Median Rent	\$1,200	\$1,260
Housing Units	22,076	1,527,039



Schools

CT Department of Education, 2022-23

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
West Haven School District	PK-12	5,976	119	84%
Statewide	-	513,513	19,014	89%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

	Math	ELA
West Haven School District	29%	37%
Statewide	42%	48%

West Haven, Connecticut

Labor Force

CT Department of Labor, 2022	West Haven	State
Employed	30,156	1,851,993
Unemployed	1,383	80,470
Unemployment Rate	4%	
Self-Employment Rate*	7%	10%
*ACS, 2017–2021		

Catchment Areas of 15mi, 30mi, and 60mi

Massachusetts

Providence
Rhode Island



Access

ACS, 2017–2021	West Haven	State
Mean Commute Time *	23 min	26 min
No Access to a Car	8%	12%
No Internet Access	8%	9%

Commute Mode

Public Transport	3%	4%
Walking or Cycling	3%	4%
Driving	82%	85%
Working From Home *	5%	10%

Public Transit

CT transit Service	Local
Other Public Bus Operations	-
Train Service	-

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

Municipal Revenue

Total Revenue	\$173,733,714
Property Tax Revenue	\$103,334,930
per capita	\$1,852
per capita, as % of state avg.	58%
Intergovernmental Revenue	\$65,597,247
Revenue to Expenditure Ratio	101%

Municipal Expenditure

Total Expenditure	\$171,603,478
Educational	\$99,908,328
Other	\$71,695,150

Grand List

Equalized Net Grand List	\$4,653,954,120
per capita	\$84,167
per capita, as % of state avg.	52%
Commercial/Industrial Share of Net Grand List	15%
Actual Mill Rate	37.00
Equalized Mill Rate	22.00

Municipal Debt

Moody's Rating (2023)	Baa3
S&P Rating (2023)	BBB
Total Indebtedness	\$105,313,221
per capita	\$1,905
per capita, as % of state avg.	70%
as percent of expenditures	61%
Annual Debt Service	\$20,453,083
as % of expenditures	12%

Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties. advancect.org/site-selection/ct-sitefinder

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org.

These Profiles can be used free of charge by external organizations, as long as *AdvanceCT* and *CTData Collaborative* are cited. No representation or warranties, expressed or implied, are given regarding the accuracy of this information.