

MEDICAL / PROFESSIONAL OFFICE SPACE

1423 Chapel Street, New Haven, CT



To arrange a tour contact:
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CHAPEL MEDICAL CENTER

Space Available for Lease

FOR LEASE 439 SF – 3,217 SF

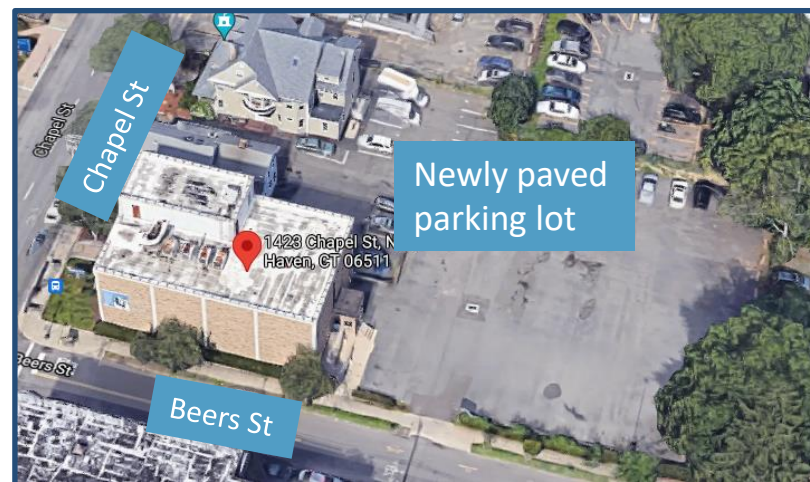
The property is located in the heart of New Haven, directly across the street from Yale-New Haven Hospital Saint Raphael Campus and several other medical facilities. The building is currently going through significant renovations and the dedicated parking lot in rear was repaved (2021). Property is on a corner lot with access to the main bus line.

Location map



Location:

Exit 57 from CT - 15
Exit 47 from I - 95



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CHAPEL MEDICAL CENTER *Property Information*

Total Bldg. SF	12,034	Renovated	Yes, currently
Available SF	6,808	Zoning	RM2/RO
Acres	.57	Parking	48 Spaces
Min. Avail. SF	439	Elevator	Yes
Ma. Avail. SF	3,217	Year Built	1962
Number of Floors	3	Frontage	54.4'
Ceiling Height	9'	Handicap Access	Yes in the rear
Sprinkler	Yes		
Heating Type	Gas	Asking Lease	\$22 PSF + utilities + CAM
AC Main Bldg.	Yes		
Sewer/Water	City		

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Handicapped access in the rear

48 designated parking spaces



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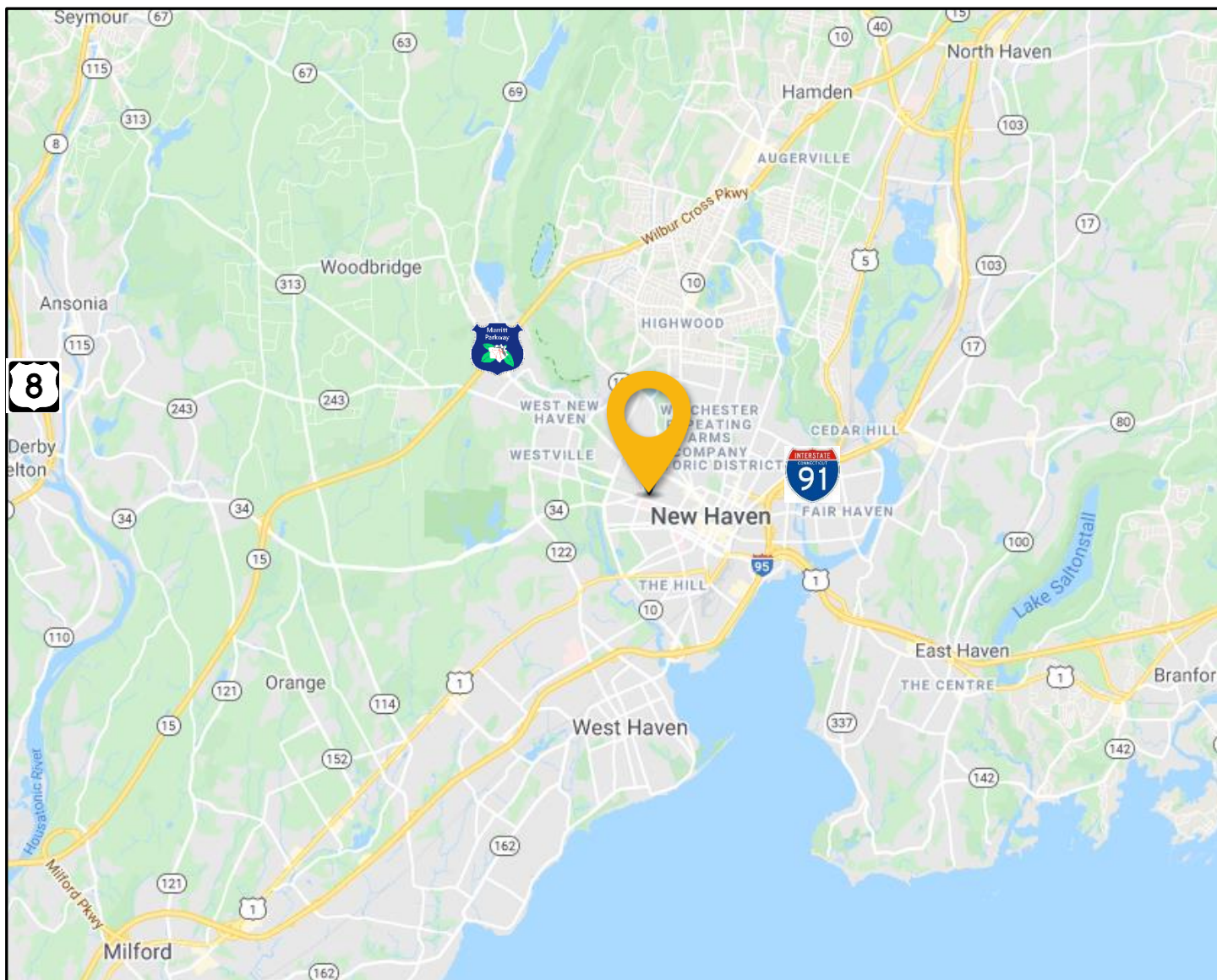


TABLE 1. SUMMARY SCHEDULE OF PERMITTED USES IN RESIDENCE DISTRICTS

Note(s)—This summary schedule is for convenience in use of the ordinance. In case of conflict, the District Regulations shall prevail.

Key: R: As-of-Right SP: Special Permit SE: Special Exception X: Not Permitted

		Zoning District						
Use Category		RS-1	RS-2	RM-1	RM-2	RH-1	RH-2	RO
Residential, Temporary & Agricultural:								
	Single-family detached dwellings	R	R	R	R	R	R	R
	Other single-family dwellings	X	X	R	R	R	R	R
	Two-family and multi-family dwellings	X	X	R	R	R	R	R
	Limited conversion of dwellings by variance	see	text	X	X	X	X	X
	Residential accessory buildings structures and uses	R	R	R	R	R	R	R
	Zero lot line developments	X	X	X	X	X	R	X
	Rooming, boarding and lodging houses	X	X	X	X	X	R	X
	Automobile trailer camps	X	X	X	X	X	SE	X
	Temporary uses and structures	SE	SE	SE	SE	SE	SE	SE
	Live-work loft conversions (§ 18A)	SP	SP	SP	SP	SP	SP	SP
	Agriculture	X	R	R	R	X	R	R
Parking & Rights-of-Way:								
	Accessory parking for permitted uses on separate lots: non-residential	SE	SE	SE	SE	SE	SE	SE
	Accessory parking on separate lots: residential	X	X	SE	SE	SE	SE	SE
	Transition parking	X	X	SE	SE	X	SE	SE
	Railroads and other rights-of-way	X	SE	SE	SE	X	SE	SE
Government & Institutional:								
	Parks, playgrounds	R	R	R	R	R	R	R
	Reservoirs, Dams, Public utility substations and pumping stations, Telephone exchanges, Police and Fire stations, Post offices	R	R	R	R	R	R	R
	Charitable and philanthropic organizations	X	X	X	X	X	R	X
	Non-profit recreation facilities, community centers, clubs	X	SE	SE	SE	X	SE	SE
	Non-profit cultural activities	X	R	R	R	X	R	R
	Other non-profit social organizations	X	X	X	X	X	SE	X
	Antenna or wireless site, subject to § 49, standards	SP	SP	SP	SP	SP	SP	SP
	Custodial care facilities, with six or less residents, (See section 19)	X	X	SE	SE	X	X	X

Medical & Religious:								
	Convalescent homes, rest homes, nursing homes, sanitariums, homes for the aged and handicapped, orphanages	X	X	SE	SE	X	SE	SE
	General and special hospitals	X	R	R	R	X	R	R
	Limited expansion of religious uses	SE	X	X	X	SE	X	X
	Religious institutions	X	R	R	R	X	R	R
Educational, Fraternities & Sororities:								
	Elementary and secondary schools	X	R	R	R	X	R	R
	Colleges and universities	X	R	R	R	X	R	R
	Fraternities & sororities on land owned by an educational institution	X	X	SE	SE	X	SE	SE
	Fraternities & sororities not on land owned by an educational institution	X	X	X	X	X	SE	X
	Limited expansion of educational uses	SE	X	X	X	SE	X	X
Daycare:								
	Family daycare home	R	R	R	R	R	R	R
	Group daycare home	X	SE	SE	SE	X	SE	SE
	Child daycare center	X	X	SE	SE	X	SE	SE
Retail & Office:								
	Convenience goods & services (See Section 31 Standards)	X	X	R	R	X	R	R
	Customary home occupations and Professional home offices	X	X	R	R	X	R	R
	Retail (15% of floor area)	X	X	X	X	X	R ¹	X
	Professional offices (15% of floor area) ²	X	X	X	X	X	R ³	X
	Professional, Government and Service offices (no floor area limit)	X	X	X	X	X	X	R

¹ Retail located in a **building** that fronts on an arterial is permitted as of right. Retail located in all other **buildings** in the RH-2 District is permitted by special exception.

² If a **building** has both retail and professional offices, the total square feet of both is limited to 15% of the gross floor area.

³ Professional offices located in a **building** that fronts on an arterial are permitted as of right. Professional offices located in other **buildings** are permitted by special exception.

(Ord. No. 1368, § 7, 2-7-05; Ord. No. 1685, Sched. D, 8-6-12; Ord. No. 1726, Sched. A, 12-2-13)