

BUILDINGS FOR SALE OR LEASE

159-163 Middletown Avenue, New Haven, CT

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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.

159-163 Middletown Avenue, New Haven, CT

FABULOUS OPPORTUNITY FOR REDEVELOPMENT

Total of 1.20 acre. Properties are adjacent to each other & must be sold together.

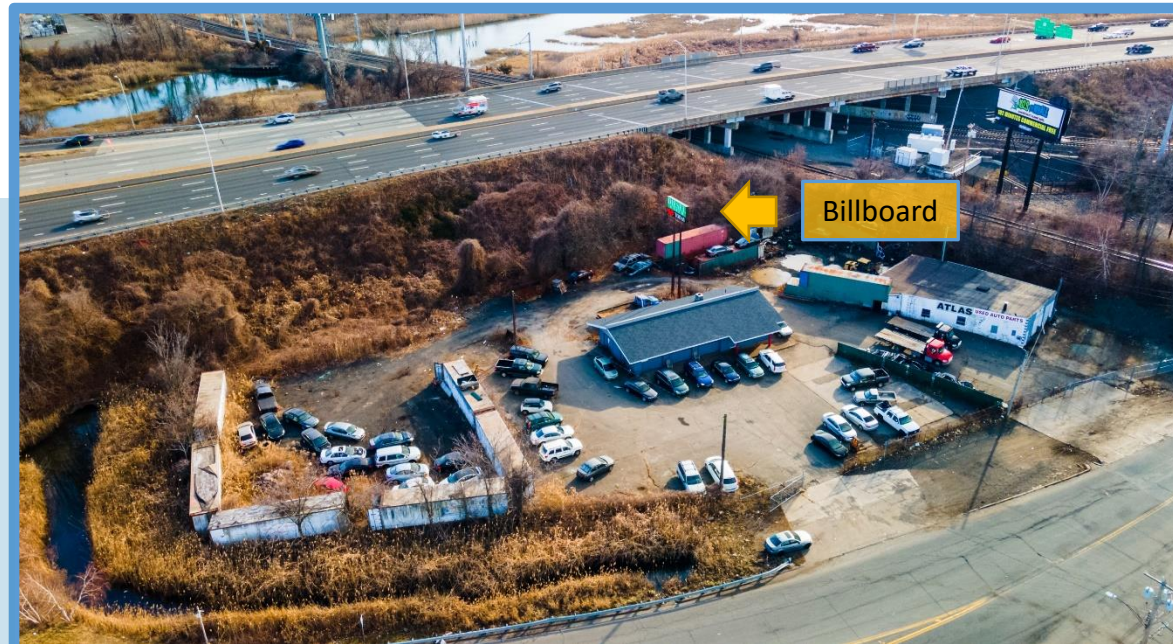
- The property owner will consider selling the business with licensing and equipment if the buyer wants it.
- 13,000-15,000 cars drive daily right off exit 8 of I-91.
- Billboard on the property
- Heavy industrial
- Parking if for roughly 80 cars (on both properties)
- No environmental reports available.

Location:

Convenient to exit 8, I-91

Traffic count approx. 13,000-15,000 cars per day

Superb visibility on Middletown Avenue



159-163 Middletown Avenue, New Haven, CT

FABULOUS OPPORTUNITY FOR REDEVELOPMENT

Total of 1.20 acre. Properties are adjacent to each other & must be sold together.

PROPERTY DETAILS 159 Middletown Avenue

Building Area: 2,000± SF

Land Area: .20 acre

Zoning: IH Heavy Industrial

Ceiling Height: 14±

Flood Insurance: No

Overhead: 2 overhead doors

Electric: 220 amps

Heating: Propane

Water: City - Septic, sewer hook-up in the street

Taxes: \$6,045. (159 Middletown Ave)

Sale Price: \$1,100,000.00

Owner financing available

Lease Price: \$12,000. gross per month

PROPERTY DETAILS 163 Middletown Avenue

Building Area: 1,980± SF

Land Area: 1 acre

Zoning: IH Heavy Industrial

Ceiling Height: 10±

Flood Insurance: No

Overhead: 3 overhead doors

Electric: 220 amps

Heating: Gas, new furnace installed

Water: City - Septic, sewer hook-up in the street

Taxes: \$8,665. (163 Middletown Ave)

Sale Price: \$1,100,000.00

Owner financing available

Lease Price: \$12,000. gross per month

159-163 Middletown Avenue, New Haven, CT



159-163 Middletown Avenue, New Haven, CT



159-163 Middletown Avenue, New Haven, CT



163 MIDDLETOWN AV

Location 163 MIDDLETOWN AV

Mblu 128/ 1036/ 00100/ /

Acct# 128 1036 00100

Owner ATLAS AUTO SALES LLC

Assessment \$236,320

Appraisal \$337,600

PID 6004

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$176,200	\$161,400	\$337,600
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$123,340	\$112,980	\$236,320

Owner of Record

Owner ATLAS AUTO SALES LLC

Sale Price \$270,000

Co-Owner

Certificate

Address 163 MIDDLETOWN AV
NEW HAVEN, CT 06513

Book & Page 9588/0046

Sale Date 06/20/2017

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ATLAS AUTO SALES LLC	\$270,000		9588/0046	00	06/20/2017
CCAR LLC	\$200,000		5906/0260	3	07/30/2001
JONES INVESTORS I LIMITED PARTNERSHIP	\$0		3536/0107		09/26/1986

Building Information

Building 1 : Section 1

Year Built: 1974
Living Area: 1,980
Replacement Cost: \$214,465
Building Percent Good: 65
Replacement Cost
Less Depreciation: \$139,400

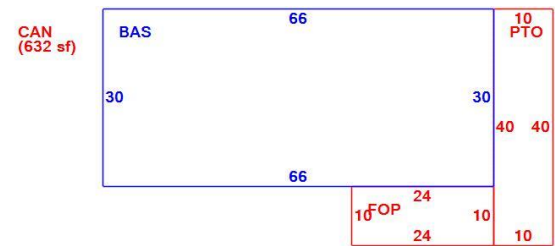
Building Attributes	
Field	Description
Style:	Service Garage
Model	Svc Sta/Gar
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Brick
Roof Structure	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Oil/Gas
Heating Type	FA/HW/ST
AC Type	None
Struct Class	
Bldg Use	SVC SHP/GA MDL-95
Total Rooms	
Total Bedrms	00
Total Baths	0
NBHD Code	
1st Floor Use:	3320
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Comn Wall	

Building Photo



(<https://images.vgsi.com/photos/NewHavenCTPhotos/\00\04\44\44.JPG>)

Building Layout



([ParcelSketch.ashx?pid=6004&bid=18353](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,980	1,980
CAN	Canopy	632	0
FOP	Open Porch	240	0
PTO	Patio	400	0
		3,252	1,980

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 3320
Description SVC SHP/GA MDL-95
Zone IH
Neighborhood MID1
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.99
Frontage 0
Depth 0
Assessed Value \$112,980
Appraised Value \$161,400

Outbuildings

Outbuildings							<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #
PAV2	PAVING-CONC			4600.00 S.F.	\$11,700	\$8,190	1
PAV1	PAVING-ASPHALT			10900.00 S.F.	\$22,300	\$15,610	1
FN3	FENCE-6' CHAIN			450.00 L.F.	\$2,800	\$1,960	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$176,200	\$161,400	\$337,600
2020	\$161,100	\$124,100	\$285,200
2019	\$161,100	\$124,100	\$285,200

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$123,340	\$112,980	\$236,320
2020	\$112,770	\$86,870	\$199,640
2019	\$112,770	\$86,870	\$199,640

159 MIDDLETOWN AV

Location

159 MIDDLETOWN AV

Mblu

128/ 1036/ 00200/ /

Acct#

128 1036 00200

Owner

ATLAS AUTO RECYCLING INC

Assessment

\$164,640

Appraisal

\$235,200

PID

6006

Building Count

1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$114,000	\$121,200	\$235,200
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$79,800	\$84,840	\$164,640

Owner of Record

Owner

ATLAS AUTO RECYCLING INC

Sale Price

\$160,000

Co-Owner

Certificate

Address

159 MIDDLETOWN AV
NEW HAVEN, CT 06511

Book & Page

6690/0304

Sale Date

02/03/2004

Instrument

00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ATLAS AUTO RECYCLING INC	\$160,000		6690/0304	00	02/03/2004
DELUCIA ANTHONY	\$160,000		4810/0020	00	12/05/1994
UNKNOWN	\$0		3346/0043		09/20/1985

Building Information

Building 1 : Section 1

Year Built: 1963
Living Area: 2,000
Replacement Cost: \$205,602
Building Percent Good: 55
Replacement Cost
Less Depreciation: \$113,100

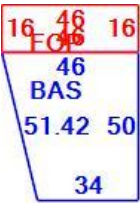
Building Attributes	
Field	Description
Style:	Service Garage
Model	Svc Sta/Gar
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	T&G/Rubber
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Oil/Gas
Heating Type	Hot Air-no Duc
AC Type	None
Struct Class	
Bldg Use	SVC SHP/GA MDL-95
Total Rooms	
Total Bedrms	00
Total Baths	0
NBHD Code	
1st Floor Use:	3320
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE
Wall Height	14.00
% Comn Wall	

Building Photo



(<https://images.vgsi.com/photos/NewHavenCTPhotos/\00\04\44\45.JPG>)

Building Layout



([ParcelSketch.ashx?pid=6006&bid=18354](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,000	2,000
FOP	Open Porch	736	0
		2,736	2,000

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 3320
Description SVC SHP/GA MDL-95
Zone IH
Neighborhood MID1
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.20
Frontage 0
Depth 0
Assessed Value \$84,840
Appraised Value \$121,200

Outbuildings

Outbuildings							<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #
PAV1	PAVING-ASPHALT			700.00 S.F.	\$900	\$630	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$114,000	\$121,200	\$235,200
2020	\$106,100	\$93,200	\$199,300
2019	\$106,100	\$93,200	\$199,300

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$79,800	\$84,840	\$164,640
2020	\$74,270	\$65,240	\$139,510
2019	\$74,270	\$65,240	\$139,510

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

In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.

Use		BA	BA-1	CGD	BA-2	BC	BD	BD-1	BD-2	BD-3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
A.	Residential Uses															
	1. Dwelling units in multi-family dwellings located above first stories of structures at a maximum density of one unit per 1000 sq. ft. of gross floor area of entire building and limited to gross floor areas as defined in the New Haven Zoning Ordinance. Except that properties subject to Development or Land Disposition Agreements involving the City of New Haven shall not be subject to the above density limitation	R	R	R	R	SP	R	R	R	R	X	NA	X	X	c	y

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Use		BA	BA-1	CGD	BA-2	BC	BD	BD-1	BD-2	BD-3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
	2. Dwelling units in multi-family dwellings located on first stories only in combination with upper story residential use (if applicable) at a maximum density of one unit per 1000 sq. ft. of gross floor area of entire building and limited to gross floor areas as defined in the New Haven Zoning Ordinance. Except that properties subject to Development or Land Disposition Agreements involving the City of New Haven shall not be subject to the above density limitation	SP	SP	SP	R/SP	SP	SP	SP	SP	SP	X	NA	X	X	c	y

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Use		BA	BA-1	CGD	BA-2	BC	BD	BD-1	BD-2	BD-3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
	3. Dwelling units in existing structures of at least 50,000 sq. ft. gross floor area and no less than two stories in height built prior to 1963, at a maximum density of one unit per 1000 sq. ft. of existing gross floor area and limited to gross floor areas as defined in the New Haven Zoning Ordinance except that a maximum five percent increase in building gross floor area for non-habitable areas of interior circulation (i.e., elevators, stairwells and common hallways) is permitted regardless of site floor to area ratio. Commercial Use in such structures or on such properties limited to those permitted in both the IL District by right or Special Permit and either in BA, BA-1, BD-2 or BD-3 Districts by right, Special Exception or Special Permit and excluding all uses listed in Sections M. (Automotive) and O. (Construction and Related Goods and Services) of this table (Table 3)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	SP	NA	NA	c	

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Use		BA	BA-1	CGD	BA-2	BC	BD	BD-1	BD-2	BD-3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
	Barber shop, beauty shop, reducing salon.	R	SE	R	R	SE	R	R	R	R	X	R	X	X	n	y
	Laundry, cleaner, dyer, clothing storage establishment (all, including pick-up station), or self-service laundromat, all performing services entirely for retail trade on premises. (For wholesale cleaning, laundering, dyeing, diaper service see § 42 S).	R	SE	R	SE	SE	R	R	R	R	X	R	X	X	n	x
	Health clubs, gyms, personal training, with associated classes	R	R	R	R	X	R	R	R	R	X	R	X	X	n	x
	Tailor, dressmaker, shoe shine or shoe repair shop.	R	R	R	R	X	R	R	R	R	X	X	X	X	n	x
	Repair shop for repairs or adjustments to appliances, watches, locks and similar items.	R	R	R	R	X	R	R	R	R	R	X	X	X	n	x
	Photographic studio.	R	R	R	R	X	R	R	R	R	X	X	X	X	n	y
	Travel agency, travel ticket office.	R	R	R	R	X	R	R	R	R	R	X	X	X	n	y
	Vocational, trade or business school.	R	SE	SE	SE	X	R	R	R	R	R	R	X	X	r	y
	Driving school	R	SE	SE	SE	X	X	X	X	R	X	X	X	X	r	y
	Funeral home.	R	SE	SE	X	X	R	R	R	X	X	X	X	X	p	y

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Use		BA	BA-1	CGD	BA-2	BC	BD	BD-1	BD-2	BD-3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
	EATING AND DRINKING PLACES															
	Establishment selling food for immediate consumption on or off premises.	R	R	R	R	SE	R	R	R	R	R	R	SP	R	p	x
	Restaurant, as defined in Article I, Section 1, selling or serving alcoholic beverages for immediate consumption on or off premises, including accessory entertainment, or permitting immediate consumption of alcoholic beverages on or off premises, including accessory entertainment.	SE	SE	R	SE	SE	R	R	R	R	SE	R	SP	R	p	x
	Other establishment selling or serving alcoholic beverages for immediate consumption on or off premises, including accessory entertainment, or permitting immediate consumption of alcoholic beverages on or off premises, including accessory entertainment.	SE	SE	SE	SE	SE	R	SE	SE	R	SE	R	SP	R	p	x

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Use		BA	BA-1	CGD	BA-2	BC	BD	BD-1	BD-2	BD-3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
	SPECIALTY STORE SELLING OR RENTING ITS GOODS PREDOMINANTLY AT RETAIL ON THE PREMISES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING LINES:															
	Books, News Tobacco, Gifts, Cards, Art supplies, Stationery, Pets, Toys, Coins, Flowers, Jewelry, Leather goods, Luggage, Novelties, Sporting goods, Bicycles, Stamps, Hobbies, Art Work, Photo supplies, Music, Musical Instruments, Optical goods, Religious articles.	R	R	R	R	SE	R	R	R	R	X	X	X	X	n	x
	Gun shops and accessory goods sales including ammunition, subject to § 42.4 zoning ordinance, provisions.	X	X	X	X	X	SE	X	X	X	SE	SE	X	SE	n	x
I.	Home Goods and Furnishings															
	STORE SELLING OR RENTING ITS GOODS PREDOMINANTLY AT RETAIL ON THE PREMISES, AS FOLLOWS:															
	China, glass, pottery.	R	R	R	R	X	R	R	R	R	X	R	X	X	n	x

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Use		BA	BA-1	CGD	BA-2	BC	BD	BD-1	BD-2	BD-3	BE	IL	IM	IH	Parking ₍₅₎	Loading ₍₅₎
	Antiques and second hand goods, excluding motor vehicles/parts, and excluding materials held only for discard or reprocessing.	R	R	R	R	X	R	R	R	R	X	R	X	X	n	x
	Fabrics, curtains, linens knitting & upholstery supplies.	R	R	R	R	X	R	R	R	R	X	R	X	X	n	x
	Furniture, floor covering, appliances.	R	R	R	R	X	R	R	R	R	X	R	X	X	n	x
	Farm & garden supplies, includes greenhouse, nursery.	R	R	R	R	X	X	R	X	R	R	R	X	X	n	x
	Hardware, paint, wallpaper.	R	R	R	R	X	R	R	R	R	X	R	X	X	n	x
	SPECIALTY HOME GOODS & SKILLED TRADES WITH A COMBINATION OF ON PREMISES FABRICATION AND SALES, AS FOLLOWS:															
	Art work, art supplies, baskets, books, candles, curtains, dresses, fabrics, furniture, gifts, glass, jewelry, linens, musical instruments, optical goods, pottery, photography, printing, sporting goods, stationary, toys, upholstery.	R	R	R	R	R	R	R	R	R	R	SP	SP	SP	s	x

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Use		BA	BA-1	CGD	BA-2	BC	BD	BD-1	BD-2	BD-3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
	Music, Film and Recording Studio	SP	SP	R	SP	X	SP	SP	SP	SP	R	SP	SP	SP	s	x
J.	Financial Services															
	Bank or other credit agency.	R	R	R	R	X	R	R	R	R	R	R	X	X	n	y
	Broker investment company.	R	R	R	R	X	R	R	R	R	R	R	X	X	o	y
	Insurance company or agency.	R	R	R	R	X	R	R	R	R	R	R	X	X	o	y
	Renumeration, money order, notary establishments	SE	SE	SE	X	X	SE	SE	SE	R	SE	X	X	X	n	y
	Check cashing or payday loan establishments	SP	SP	SP	X	X	SP	SP	SP	X	SP	X	X	X	n	y
K.	Office															
	OFFICE—NO STORAGE OF A STOCK IN TRADE (EXCEPT SAMPLES) OR HEAVY MATERIALS OR EQUIPMENT, & NO COMMODITIES SALE ON PREMISES, AS FOLLOWS:															
	General, charitable, philanthropic, other professional.	R	R	R	R	X	R	R	R	R	X	R	X	X	o	y
	Radio or television stations studio and/or offices only.	R	R	R	R	X	R	R	R	R	R	R	X	X	o	y
	Utility, including exchange.	R	SP	SP	SE	SE	R	R	R	R	R	R	X	X	o	y

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Use		BA	BA-1	CGD	BA-2	BC	BD	BD-1	BD-2	BD-3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
	Wholesale or distribution.	R	SP	SP	SP	X	R	R	R	X	R	R	X	X	o	y
L.	Amusements															
	ESTABLISHMENT SO ARRANGED THAT LIGHTS, NOISE, VIBRATION, AND ALL OTHER POSSIBLE DISTURBING ASPECTS CONNECTED WITH ITS OPERATION ARE ENCLOSED, SCREENED OR OTHERWISE CONTROLLED TO THE EXTENT THAT THE OPERATION OF THE ESTABLISHMENT WILL NOT UNDULY INTERFERE WITH THE USE AND ENJOYMENT OF STREETS OR PROPERTIES IN THE SURROUNDING AREA, AS FOLLOWS:															
	Adult businesses, including adult bookstores, Adult theaters, adult entertainment centers, massage parlors, saunas, subject to § 42.3 provisions.	X	X	X	X	X	X	X	X	X	R	R	X	R	n	x
	Assembly hall.	SE	SP	SP	SP	X	SE	SE	SE	SE	SE	SP	X	X	p	y
	Bowling alley, billiard or pool hall, indoor amusement center.	SE	SE	R	SE	X	SE	SE	X	SE	SE	SE	X	X	q	y
	Fair, carnival.	SE	SP	SP	SP	X	X	X	X	X	X	SE	X	SE	q	y

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Use		BA	BA-1	CGD	BA-2	BC	BD	BD-1	BD-2	BD-3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
ESTABLISHMENT CONFORMING TO STATE OF CONNECTICUT REGULATIONS AND § 45, AS FOLLOWS:																
Sale of automotive accessories, parts, tires, batteries, other supplies.		R	X	R	X	X	R	R	X	X	R	R	X	R	See 45(b)	See 45(b)
Gasoline station, as defined by Ch. 250, C.G.S.		SE	X	SE	X	X	SE	SE	SE	SE	SE	SE	X	SE	See 45.B	See 45(b)
Car wash (a/k/a auto laundry).		SE	X	P	X	X	X	X	X	X	X	X	X	X	See 45(b)	See 45(b)
Motorcycles: Sale or rental with inventory, repair.		X	X	SE	X	X	X	X	X	X	X	R	X	X	See 45(b)	See 45(b)
Automobiles, automobile trailers, and trucks.																
1. Repair of such vehicles, no full body paint spraying or body and fender work except replacement.		R	X	X	X	X	SE	X	X	X	R	R	X	R	See 45(b)	See 45(b)
2. Repair of such vehicles, including full body paint spraying and all body and fender work.		SE	X	X		X	SE	X	X	X	SE	R	X	R	See 45(b)	See 45(b)
3. Rental of such vehicles with inventory. Inventory within structure shall be permitted by special exception.		R	X	X	X	X	R	X	SE	SE	R	R	X	R	See 45(b)	See 45(b)

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Use		BA	BA-1	CGD	BA-2	BC	BD	BD-1	BD-2	BD-3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
	4. Sale of such vehicles with inventory when used, where incidental to operation of a gas station or repair garage, and where no more than five used vehicles for sale are kept on premises at one time.	SE	X	X	X	X	SE	X	X	X	R	R	X	R	See 45(b)	See 45(b)
	5. Sale of such vehicles with inventory when used, with no limit on quantity of vehicles.	X	X	X	X	X	X	X	X	X	X	R	X	R	See 45(b)	See 45(b)
	6. Sale of such vehicles with inventory when new:															
	a. Automobiles.	X	X	X	X	X	X	X	X	X	X	X	X	X	See 45(b)	See 45(b)
	b. Automobile trailers or trucks.	X	X	X	X	X	X	X	X	X	R	R	X	R	See 45(b)	See 45(b)
	Sale or rental of any vehicle described above, with no inventory of such vehicles kept on premises, but with incidental show models and demonstrator vehicles permitted in case of sales.	R	X	X	X	X	R	R	SE	SE	R	R	R	X	n	y
N.	Marine															
	Marina, yacht club with up to four slips.	X	X	X	X	R	X	X	X	X	X	X	SP	X	u	y

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Use	BA	BA-1	CGD	BA-2	BC	BD	BD-1	BD-2	BD-3	BE	IL	IM	IH	Parking ₍₅₎	Loading ₍₅₎
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Use		BA	BA-1	CGD	BA-2	BC	BD	BD-1	BD-2	BD-3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
	Home improvement company, interior decorator, upholsterer, furniture repairer, general contractor, special trade contractor or worker, building materials, sign making, fuel or ice, with all storage of goods, materials & equipment (other than off-street parking and loading of vehicles) and all processing and manufacturing kept within a completely enclosed building(s) & the entire establishment occupies 2,000 square feet or less of net floor area.	R	R	R	R	X	R	R	X	R	R	R	R	R	s	See § 45
	Same uses as above, with no limit as to floor area or enclosure, except as specified in § 46 & § 47(c).	X	X	X	X	X	X	X	X	X	R	SP	SP	R	s	x
	Off-site Construction Staging Area:															
	Less than 1,000 SF total area.	R	SP	SP	X	SP	SP	SP	SP	R	SP	SP	R	NA	NA	
	1,000 SF or more total.	SP	X	X	X	SP	SP	SP	SP	SP	SP	SP	X	SP	NA	NA

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Use		BA	BA-1	CGD	BA-2	BC	BD	BD-1	BD-2	BD-3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
	Monument sales establishment, with incidental processing to order (excluding shaping of stones & similar processes).	R	SE	SE	SE	X	X	X	X	X	R	R		R	s	x
	Monument sales establishment or monument works, with no limit as to processes.	X	X	X	X	X	X	X	X	X	X	R	X	R	s	x
P.	Business Goods															
	ESTABLISHMENT SELLING OR RENTING ITS GOODS PREDOMINANTLY AT RETAIL ON PREMISES, AS FOLLOWS:															
	Office equipment and supplies.	R	R	R	R	X	R	R	X	R	R	R	SP	X	n	x
	Business machines or scales.	R	R	R	R	X	R	R	X	R	R	R	SP	X	n	x
	Restaurant or bar supply.	R	R	R	R	X	R	R	X	R	R	R	SP	X	n	x
	Dental, hospital, beauty, barber, store or lab supply.	R	R	R	R	X	R	R	R	R	R	R	SP	X	n	x
Q.	Business & Miscellaneous Personal & Public Services															
	Off premises signs, as regulated by § 44.1:															
	Mini-panel.	SE	X	X	SE	SE	SE	SE	SE	SE	SE	SE	X	SE	NA	NA

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Use		BA	BA-1	CGD	BA-2	BC	BD	BD-1	BD-2	BD-3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
	Poster, Bulletin or Spectacular.	R	X	X	X	X	X	X	X	X	R	R	X	R	NA	NA
	On premises signs, as regulated by § 44.	R	R	R	R	R	R	R	X	R	R	R	X	R	NA	NA
	Ambulance service.	R	SP	SP	SP	X	R	X	R	R	R	R	X	R	s	y
	Cat Café	X	X	R	SE	X	X	X	X	X	X	X	X	X	NA	NA
	Caterer.	R	R	R	R	X	R	R	R	R	R	R	X	X	s	x
	Cold storage facility renting only individual lockers for home customer storage of food. (For other cold storage facilities, see § 42 S. Heavy Commercial.)	R	X	X	X	X	R	X	X	X	R	R	X	R	s	x
	Conference Center	X	X	SP ³	X	SP	SP	X	SP	SP	X	X	X	X	p	y
	Convention Center	X	X	SP ³	X	X	SP	X	SP	SP	X	X	X	X	p	y
	Commercial kennel or other establishment, where the care, breeding or sale of animals is the principal purpose of the enterprise, with no animals to be located within 500 feet of any residentially zoned property.	SE	X	X	X	X	X	X	X	X	X	SE	X	SE	s	x
	Delivery service establishment, vehicles limited to one ton capacity (also see § 42 S. Heavy Commercial).	R	X	X	SE	X	R	X	X	X	R	R	X	R	s	x

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Use	BA	BA-1	CGD	BA-2	BC	BD	BD-1	BD-2	BD-3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
Employment agency.	R	X	R	SE	X	R	R	R	R	R	R	X	R	o	y
Internal building cleaning, window cleaning.	R	R	R	R	X	R	SE	SE	R	R	R	X	R	s	y
News distribution enterprise.	R	X	X	X	X	R	X	X	X	R	R	X	R	s	x
Printing, engraving, or other reproduction services, limited to 2,000 square feet net floor area.	R	R	R	R	X	R	SE	R	R	R	R	R	R	s	none
Printing, engraving, or other reproduction services with no limit as to floor area.	X	X	X	X	X	R	X	R	R	R	R	R	R	s	x
Public or private pumping station	R	R	SE	R	R	R	R	R	R	R	R	R	R	s	y
Research or testing laboratory, including research and/or development laboratories which are High Technology Uses, limited to 2,000 S.F. net floor area used for laboratory purposes	X	X	R	SE	R	R	R	R	R	R	R	R	R	s	none
Research or testing laboratory with no floor area limit, including research and/or development laboratories which are High Technology Uses	X	X	X	X	SP	SP	SP	SP	R	R	R	R	R	s	x

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Use		BA	BA-1	CGD	BA-2	BC	BD	BD-1	BD-2	BD-3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
	On or off-site parking lot or parking structure capable of containing 200 or more parking spaces for employees, customers, or visitors for any business or industrial use, or any commercial parking lot or parking structure capable of containing 200 or more parking spaces, also as regulated by § 45 of this ordinance and excluding auto sales, service and rental except as otherwise permitted by this Use Table.	SP	X	SP ²	X ²	SP	SP	SP	SP	SP	SP	SP	SP	SP	NA	NA
	Intercity passenger station or terminal, Railroad passenger station, or Heliport.	X	X	X	X	X	R	X	R	SP	R	R	X	SE	s	y
	Storage of commercial vehicles (where not an accessory use to another permitted use).	X	X	X	X	X	X	X	X	X	R	R	X	R	NA	NA
	Taxi dispatching station (no vehicle storage).	R	X	X	X	X	R	R	R	R	R	R	X	X	s	y
	Taxi terminal.	X	X	X	X	X	X	X	X	X	R	R	X	X	s	y
	Transportation or other right-of-way.	R	R	R	R	R	R	R	R	R	R	R	R	R	NA	NA
	Truck or rail freight yard or terminal.	X	X	X	X	X	X	X	X	X	R	R	X	R	s	x

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Use		BA	BA-1	CGD	BA-2	BC	BD	BD-1	BD-2	BD-3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
	Household hazardous waste collection centers, as defined and regulated by § 46(g), subject to other applicable regulations.	X	X	X	X	X	X	X	X	X	X	SE	X	SE	s	x
	Junkyard, as defined and regulated by § 46, subject to all State of Connecticut and other applicable regulations.	X	X	X	X	X	X	X	X	X	X	X	X	SE	s	x
	Motor vehicle recycling facility, as defined and regulated by § 46 and subject to all State of Connecticut & other applicable regulations.	X	X	X	X	X	X	X	X	X	X	X	X	SP	s	x
	Nitrating process.	X	X	X	X	X	X	X	X	X	X	X	X	SE	s	x
	Outdoor storage of fuels, chemicals or building materials (whether in tanks or other containers), except as incidental to other activities.	X	X	X	X	X	X	X	X	X	X	X	X	SE	s	x
	Outdoor storage of materials related to boat manufacturing.	X	X	X	X	R	X	X	X	X	X	X	R	X	NA	NA
	Outdoor storage of up to 500 square feet of materials, customary and incidental to principal use of the property.	R	R	R	R	R	R	R	X	X	R	R	R	R	NA	NA

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Use		BA	BA-1	CGD	BA-2	BC	BD	BD-1	BD-2	BD-3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
	Religious Institutions including parish houses, rectories, convents, and other facilities normally incidental to places of worship but excluding funeral homes and cemeteries.	R	R	R	R	SP	R	R	R	R	X	X	X	X	g	
	Cultural activities not carried on as a gainful business, including art galleries, libraries and museums.	R	R	R	R	SP	R	R	R	R	X	X	X	X	h	
	Public and private elementary and secondary schools meeting all requirements of the compulsory education laws of the State of Connecticut, and adult education facilities connected with such schools, including dormitories connected with such schools	R	R	R	R	SP	R	R	R	R	X	X	X	X	i	
	Public and private colleges and universities, including dormitories connected with such institutions but excluding: fraternities and sororities, trade/or business schools and colleges, and schools and colleges operated as commercial enterprises.	R	R	R	R	SP	R	R	R	R	X	X	X	X	j	

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Use		BA	BA-1	CGD	BA-2	BC	BD	BD-1	BD-2	BD-3	BE	IL	IM	IH	Parking ₍₅₎	Loading ₍₅₎
	Fraternities and sororities located on land owned by an educational institution.	R	R	R	R	SP	R	R	R	R	X	X	X	X	b	
	Fraternities and sororities located on land not owned by an educational institution.	X	X	X	X	X	R	R	R	R	X	X	X	X	b	
W.	Public Amenity, Service and Utility Uses															
	Reservoirs, dams, public utility substations and pumping stations, telephone exchanges, police stations, fire stations and post offices.														AS NEEDED	AS NEEDED
	Parks and other public facilities for passive recreation, and public playgrounds.														AS NEEDED	AS NEEDED

New Haven, Connecticut

130,331

General

ACS, 2015–2019	New Haven	State
Land Area <i>mi</i> ²	19	4,842
Population Density <i>people per mi</i> ²	6,977	738
Number of Households	49,177	1,370,746
Median Age	30.8	41.0
Median Household Income	\$42,222	\$78,444
Poverty Rate	27%	10%

Economy

Top Industries

CT Department of Labor, 2019	Employment	Employers	Av. Wages
1 Health Care & Social Assistance	22,399	446	\$66,332
2 Educational Services	18,681	96	\$103,665
3 Local Government	6,002	22	\$61,068
4 Accommodation & Food Services	5,302	410	\$25,525
5 Admin. & Support & Waste Mgmt	5,078	153	\$72,963
All Industries	84,205	3,685	\$73,693

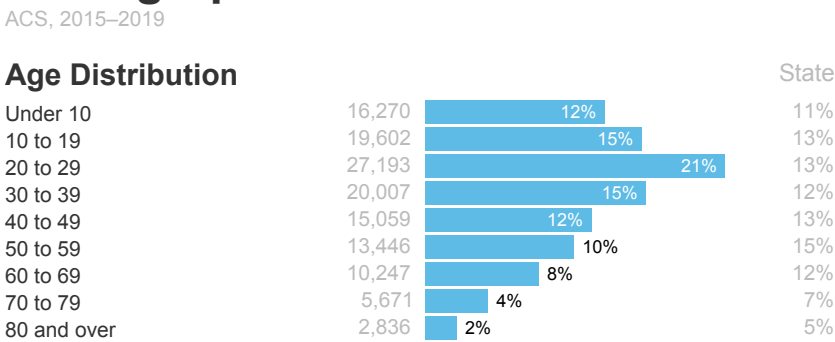
SOTS Business Registrations

Secretary of the State, June 2021							
Total Active Businesses				14,003			
New Business Registrations by Year							
2001	542	2006	709	2011	750	2016	863
2002	600	2007	698	2012	792	2017	885
2003	600	2008	642	2013	778	2018	1,003
2004	672	2009	643	2014	786	2019	1,102
2005	681	2010	666	2015	775	2020	1,242

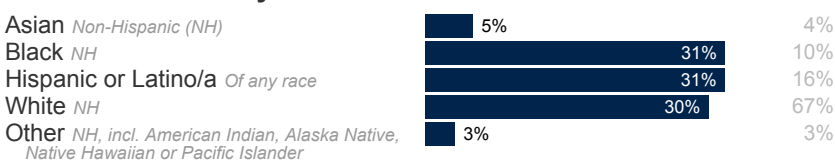
Key Employers

Data from municipalities, 2021
1 Yale University
2 Yale-New Haven Health
3 Assa Abloy Inc
4 Southern Connecticut State University
5 Chubb Group of Insurance Co

Demographics



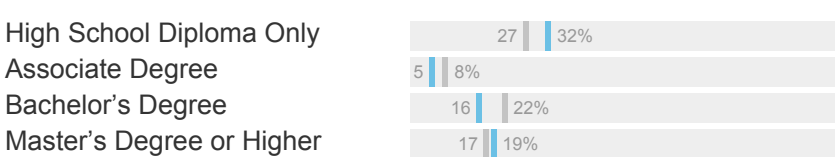
Race and Ethnicity



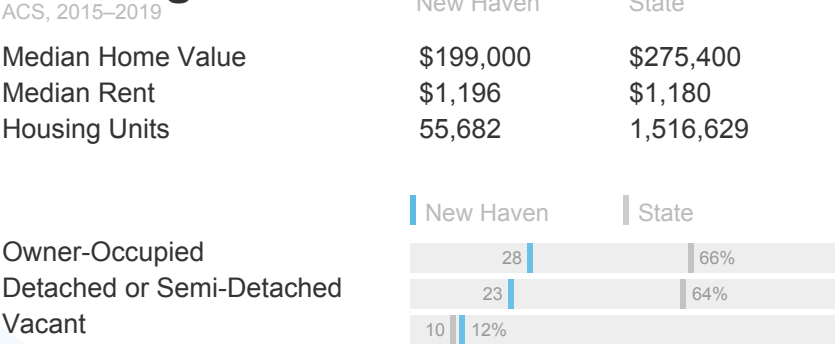
Language Spoken at Home



Educational Attainment



Housing



Schools

CT Department of Education, 2020-21				
School Districts	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
Amistad Academy District	1-12	1,134	0	81%
Booker T. Washington Academy	1-7	480	0	
Common Ground High School District	9-12	236	0	92%
Elm City College Preparatory School	1-12	774	0	73%
Elm City Montessori School	PK-6	259	83	
Highville Charter School District	PK-12	447	78	*
New Haven School District	PK-12	20,051	1,139	81%
Statewide	-	513,079	15,300	88%

Smarter Balanced Assessments

Met or exceeded expectations, 2018/19	Math	ELA
Amistad Academy District	50%	55%
Booker T. Washington Academy	47%	50%
Common Ground High School District		
Elm City College Preparatory School	54%	59%
Elm City Montessori School	22%	36%
Highville Charter School District	14%	36%
New Haven School District	22%	34%
Statewide	48%	56%

New Haven, Connecticut

130,331

Labor Force

CT Department of Labor, 2020

	New Haven	State
Employed	59,892	1,724,621
Unemployed	5,757	148,010

Unemployment Rate	8	9%
Self-Employment Rate*	5	10%

*ACS, 2015–2019

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



Access

ACS, 2015–2019

Mean Commute Time <i>Pre-Covid</i>	23 min	26 min
------------------------------------	--------	--------

No Access to a Car	9	28%
No Internet Access	12	16%

Commute Mode

Public Transport	5	12%
Walking or Cycling	3	14%
Driving	68	86%
Working From Home <i>Pre-Covid</i>	5	5%

Public Transit

CTtransit Service	Local
Other Public Bus Operations	-
Train Service	Amtrak, Metro-North, Hartford Line, Shore Line East

Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

Municipal Revenue

Total Revenue	\$607,787,354
Property Tax Revenue	\$253,562,833
per capita	\$1,938
per capita, as % of state av.	64%
Intergovernmental Revenue	\$299,089,386
Revenue to Expenditure Ratio	100%

Boston•

Municipal Expenditure

Total Expenditure	\$605,765,016
Educational	\$260,920,722
Other	\$344,844,294

Grand List


Equalized Net Grand List	\$9,408,561,904
per capita	\$72,142
per capita, as % of state av.	47%
Comm./Indust. Share of Net Grand List	32%

Actual Mill Rate	38.68
Equalized Mill Rate	26.87

Municipal Debt

Moody's Rating	Baa1
Total Indebtness	\$612,962,784
per capita	\$4,700
per capita, as % of state av.	182%
as percent of expenditures	101%

Annual Debt Service	\$41,581,266
as % of expenditures	7%

 Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties.
ctdata.org/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 2016-2019 are available from profiles.ctdata.org.

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

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