

AVAILABLE FOR SALE

271-275 Front Ave, West Haven, CT



To arrange a tour contact:
Silvester Garza
203-226-7101 Ext 8
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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.

271-275 Front Ave, West Haven, CT

Ideal for Car Dealer and Repair Shop

Property Description- Slater's Auto Body have been in business for over 60 years. The property address is 271-275 Front Avenue West Haven Connecticut. This gives an opportunity for an existing automotive business to expand or relocate its operation to West Haven. Besides this current use of automotive the property allows many other industrial type uses. This sale will include the real estate and the equipment including three trailers in back for storage. Dealer License and Spray booth are available. Phase 1 Environmental has been completed.



271-275 Front Ave, West Haven, CT

PROPERTY DETAILS:

Building Area: 2,100± SF

Land Area: .35 acre

Zoning: IPD (Industrial Development)

Parking: 10± spaces

Frontage: 88± feet of frontage

Age: 1945±

Ceiling height: 12 feet

Doors: three overhead doors

Water/ Sewer: City Heat: Oil

Phase 2 completed “ No Further Action Recommended.

Taxes: 271 – \$1,290.02 - 275 - \$5,390.78

Sale Price: \$450,000

Equipment:

- 4 fire extinguishers
- Wall cabinets/ Shelves
- Air hose; metal line from compressor around garage
- All overhead 8’ lighting
- Car lift
- Air lines
- Air compressor
- Air purifier unit
- Window fan
- Garage sink
- All paint booth lights
- Paint exhaust system
- A/C unit in office
- TV
- Door mailbox
- 3 Trailers in back for storage



Location: Close proximity to exit 43, I-95 and Boston Post Rd.

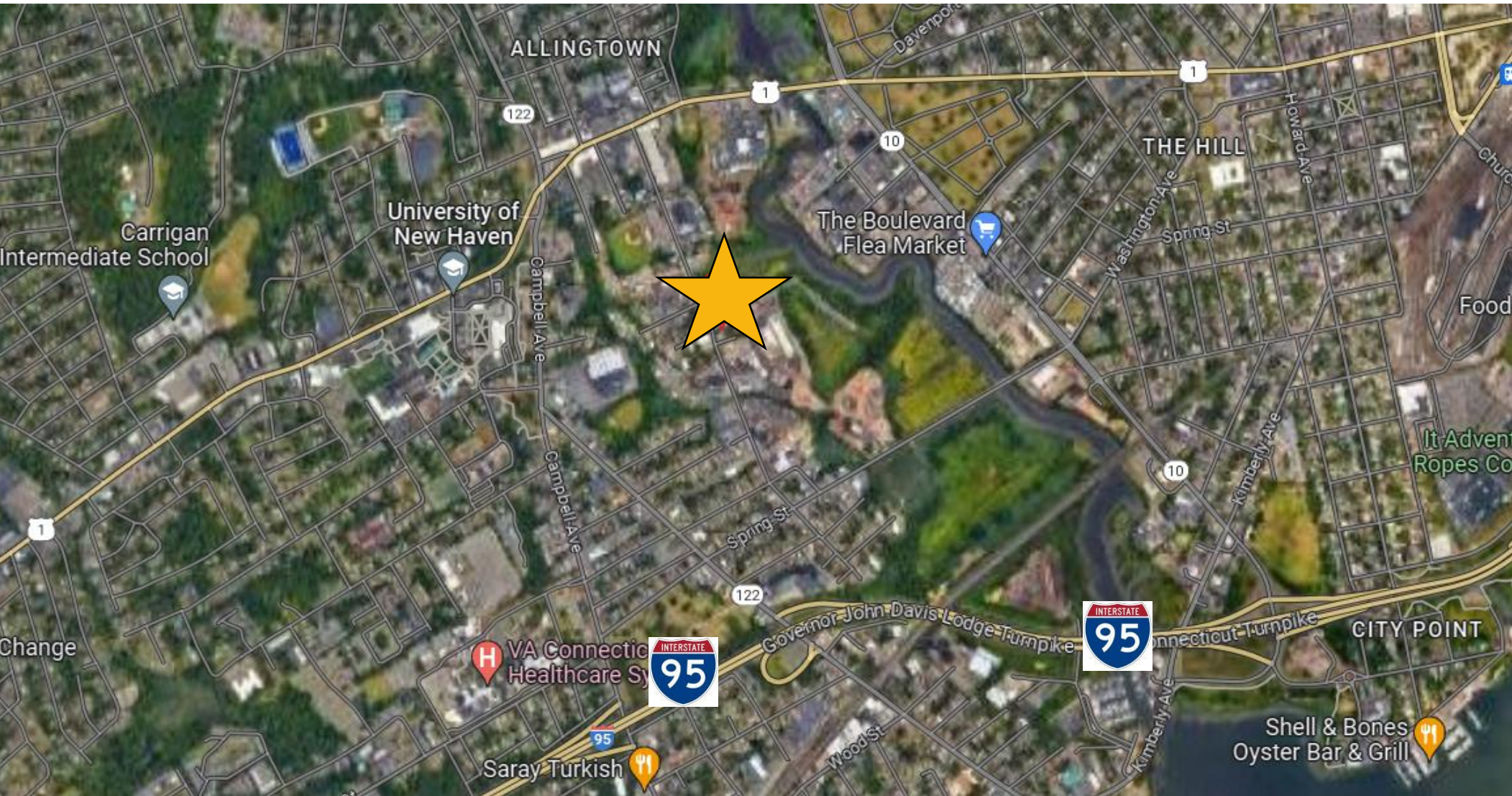
271-275 Front Ave, West Haven, CT



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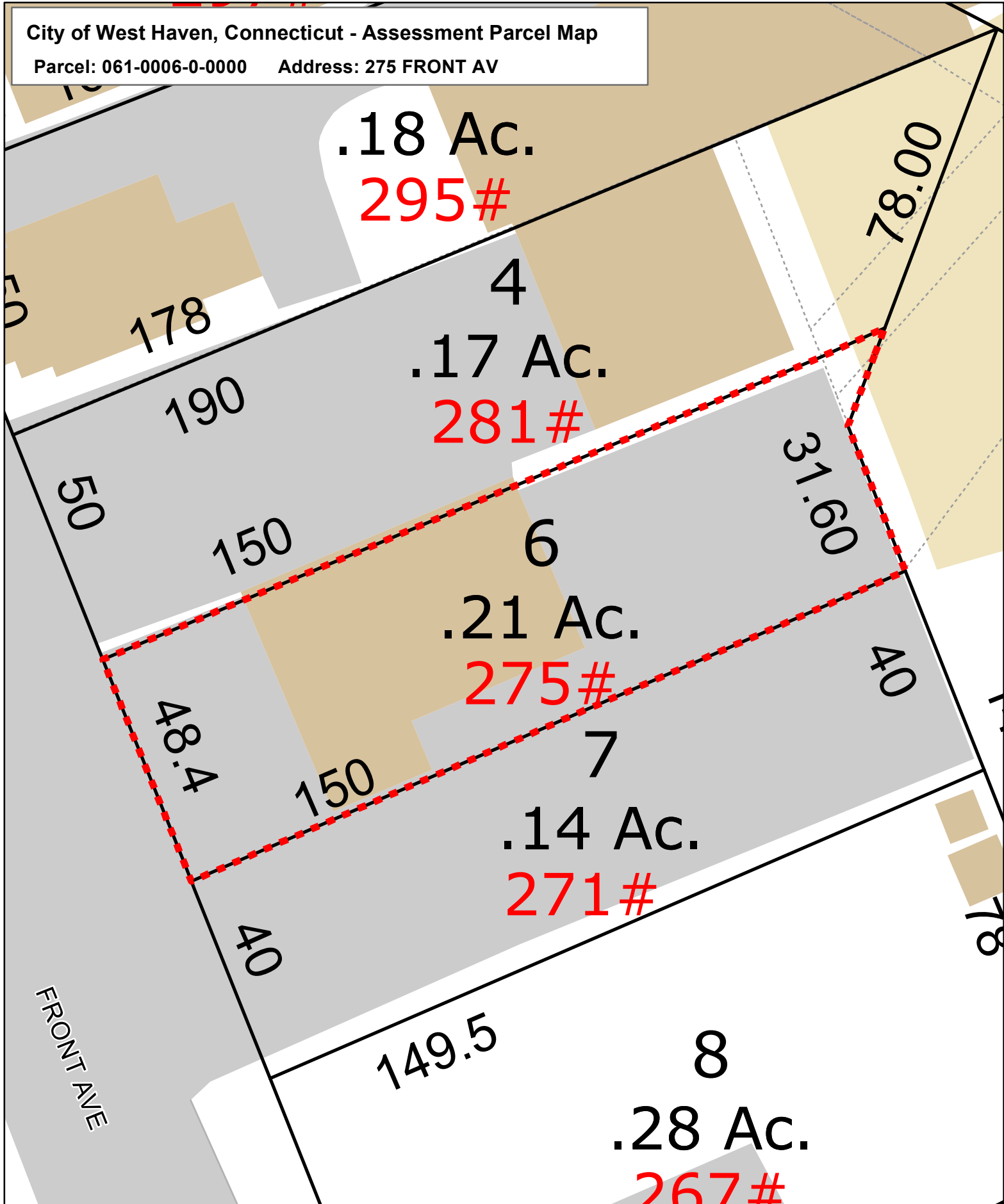


271-275 Front Ave, West Haven, CT



City of West Haven, Connecticut - Assessment Parcel Map

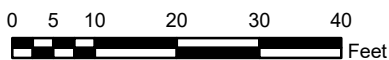
Parcel: 061-0006-0-0000 Address: 275 FRONT AV



N



Approximate Scale: 1 inch = 23.33 feet

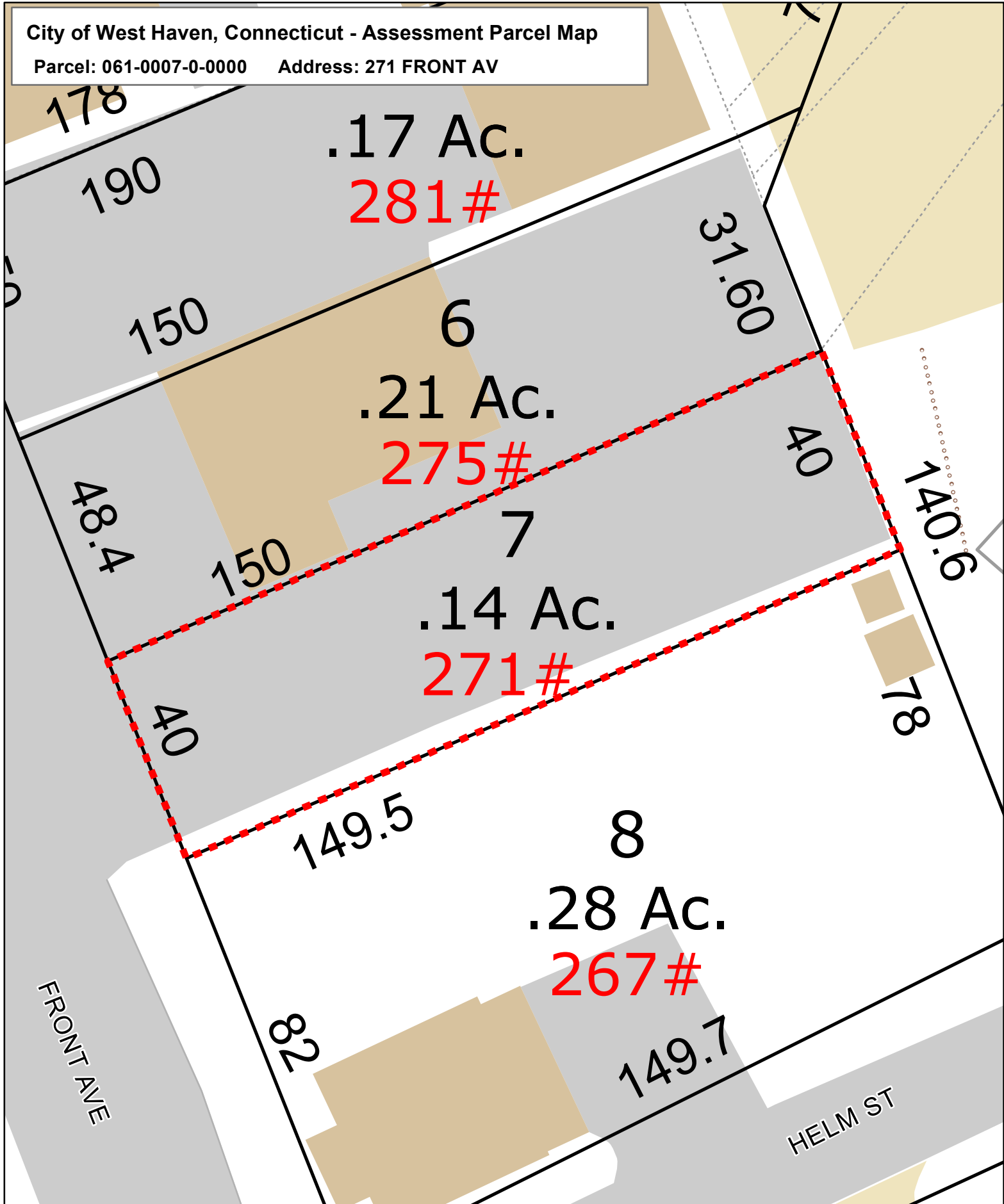


Map Produced: October 2022

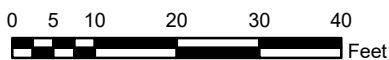
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City of West Haven, Connecticut - Assessment Parcel Map

Parcel: 061-0007-0-0000 Address: 271 FRONT AV



Approximate Scale: 1 inch = 23.33 feet



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ZONING REGULATIONS

WEST HAVEN, CONNECTICUT

WEST HAVEN PLANNING AND ZONING COMMISSION

EFFECTIVE AUGUST 30, 2006

REVISED TO MAY 01, 2023

TABLE 39.2 SUMMARY TABLE OF USES IN COMMERCIAL, MIXED USE, INDUSTRIAL & OTHER DISTRICTS

KEY	USE CATEGORY	Commercial		Mixed Use							Industrial		Other			
		NB	RB	RPD	RCPD	CBD	CD	SCR	SRR	WD	TOD	LM	IPD	OS	PF	PRD
A.	USES AS PERMITTED IN RESIDENCE															
	DISTRICTS															
	<i>Single Family Dwellings:</i>															
	Detached	R	R	R	R	R	SP	X	R	SP	R	X	X	X	X	X
	Attached	SP	SP	SP	SP	R	SP	X	R	SP	R	X	X	X	X	X
	Dwellings Above Ground Floor Only	SP	R	X	X	R	X	X	R	X	X	X	X	X	X	X
	Accessory Apartments in Single Family Detached Dwelling	SU	SU	X	X	X	X	X	X	X	X	X	X	X	X	X
	Short-Term Rental	SU	SU	X	X	X	X	X	X	X	X	X	X	X	X	X
	Home Occupation	X	X	R	R	R	R	X	SU	SP	R	X	X	X	X	X
	Two and three family dwellings	X	X	X	R	R	R	X	R	SP	R	X	X	X	X	X
	Multi-family dwellings	SP	X	SP	SP	SP	X	X	R	SP	R	X	X	SP	X	X
	Congregate Housing, Assisted Living	SP	SP	SP	SP	SP	SP	X	SP	X	X	X	X	X	X	X
B.	TRANSIENT LODGING															
	Bed & Breakfast or Tourist Home	X	X	X	X	SP	X	SP	SP	SP	SP	X	X	X	X	X
	Rooming, Boarding, Lodging House	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	Hotels, Motels, Boatels or Inns	X	R	X	SP	R	R	R	R	R	SP	X	X	X	X	R
C.	FOOD, DRINK & ENTERTAINMENT															
	Banquet Hall	SP	R	X	R	R	R	R	SP	R	SP	X	X	X	X	R
	Convention Center	SP	SP	SP	SP	R	SP	SP	SP	R	SP	X	X	X	X	R
	Liquor, Package Store, Grocery Beer	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	X	X	X	X	X
	Nightclubs, Taverns, Cafes or Bars	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	X	X	X	X	X
	Restaurant	R	R	R	R	R	R	R	R	R	R	R	R	X	X	R
	With Outdoor Seating ≤40% Total Seating Large scale < 40% outdoor dining	R	R	R	R	R	R	R	R	R	R	R	R	X	X	X
	With Drive-In or Drive-Thru Service	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	X	X	SP
	With Drive-In or Drive-Thru Service	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	X	X	X	X	X
D.	PERSONAL SERVICES															
	Bank or Credit Union	R	R	R	R	R	R	R	R	R	R	R	R	X	X	R
	Barber and Beauty Shops	R	R	R	R	R	R	R	R	R	R	X	X	X	X	X
	Child Care Facilities	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	X	X	R
	Craft Shops (i.e., potter, woodworking, tailor)	R	R	R	R	R	R	R	R	R	R	X	X	X	X	X
	Flea Markets	SP	SP	SP	SP	X	SP	X	X	SP	X	SP	SP	X	X	X
	Funeral Parlors	R	R	SP	SP	X	SP	SP	X	X	X	X	X	X	X	X
	Laundry or Dry-Cleaning Establishment	SP	SP	SP	SP	SP	SP	SP	X	SP	SP	SP	SP	X	X	X
	Massage Therapy Parlor	SP	SP	SP	SP	SP	SP	SP	X	X	X	X	X	X	X	X
	Nail Salon *	SP	SP	X	X	SP	X	X	X	X	X	X	X	X	X	X
	Pawn or Swap Shop, second hand, used, pre-owned goods dealer	X	SP	SP	SP	X	SP	SP	X	X	X	X	X	X	X	X
	Consignment Shop for Clothing, Furniture and Sporting Goods	SP	SP	SP	SP	X	SP	SP	X	X	X	X	X	X	X	X
	Pet Shop/Grooming Facility (non-boarding)	SP	SP	SP	SP	SP	SP	SP	SP	X	SP	X	X	X	X	X
E.	COMMERCIAL															
	Neighborhood Shopping Area	X	R	X	R	R	R	R	R	R	X	X	X	X	X	X
	Regional Shopping Center	X	R	X	R	R	X	X	X	R	R	X	X	X	X	X

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		NB	RB	RPD	RCPD	CBD	CD	SCR	SRR	WD	TOD	LM	IPD	OS	PF	PRD
	Retail Store, Shop or Boutique	R	R	X	R	R	R	R	R	R	R	R	R	X	X	X
	Small Appliance, TV, Repair Shops, etc.	R	R	X	R	R	R	R	R	R	R	R	R	X	X	X
	Temporary Vending Stand or Cart	A	A	X	A	A	A	A	A	A	A	A	A	A	A	X
	Adult Oriented Establishment	X	X	X	X	X	X	X	X	X	X	SP*	SP*	X	X	X
F.	EDUCATION															
	Public Elementary or Secondary School,	SP	SP	SP	SP	SP	SP	SP	X	X	X	SP	X	X	SP	X
	University or College, Including Related Facility (dorm, Sports complex, etc.)	SP	SP	SP	SP	SP	SP	SP	X	X	X	SP	X	X	SP	R
	Trade School	X	X	X	X	R	X	X	X	X	X	SP	SP	X	X	X
G.	GOVERNMENT															
	Government Office, Building, Public Facility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	X	SP	X
	Municipal or Quasi-Municipal Facilities	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	X	SP	X
	Public Park, Playground/Field, Walkway, Trail; Beach, Boating or Fishing Facility; Natural Resource Education Area; Required Parking & Structures	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	R	SP	R	R
H.	HEALTH CARE															
	Animal Hospital, Veterinary Office, Other Facility for animal care and/or treatment	SP	SP	SP	SP	SP	SP	SP	X	SP	SP	SP	X	X	X	X
	Community, Health, Welfare Office	SP	SP	SP	SP	X	SP	X	X	SP	SP	SP	X	X	X	X
	Hospital or Medical Office with In-Patient Treatment (no residential treatment Center)	X	SP	X	X	X	X	X	X	X	X	X	R	X	X	R
	Walk-In Medical Clinic	SP	SP	SP	SP	X	SP	X	SP	SP	SP	X	R	X	X	R
	Medical Offices (Outpatient)	R	R	X	R	SP	R	R	R	R	R	X	R	X	X	R
	Medical Regional Operations Center	X	X	X	X	X	X	X	X	X	X	X	SP	X	X	X
	Nursing, Rest or Convalescent Home	X	SP	SP	SP	SP	SP	X	X	X	X	X	X	X	X	X
I.	OFFICE															
	Business or Professional (not Medical)	R	R	X	R	R	R	R	R	R	R	R	R	X	X	R
	General, Corporate or Headquarters	R	R	X	R	R	R	R	R	R	R	R	R	X	X	R
K.	PLACES OF ASSEMBLY															
	Private Club/Hall, Place of Worship or Similar Facility	X	X	SP	SP	SP	SP	SP	SP	X	X	X	SP	X	X	X
	Theater	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	X	R	SP	SP	X
L.	INSTITUTIONAL															
	Public or Private Utility Facility	R	R	R	R	R	R	R	R	R	R	R	R	X	X	R
	Substation	R	R	R	R	R	R	R	R	R	R	R	SP	X	X	R
M.	AMUSEMENTS															
	Amusement Center, including Bowling Alley billiard or pool hall, indoor golf, arcade or other commercial recreation facility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	X	X	X
	Legalized Gaming Facility (not. lottery outlet)	X	SP	X	SP	SP	SP	SP	X	X	SP	X	X	X	X	X
N.	Automotive															
	Auto Dealer – New Cars (Min. 5 Acres)	SP	SP	SP	SP	X	SP	X	X	X	X	SP	X	X	X	X
	Auto Dealer – Used Cars (Min. 2 Acres)	SP	SP	SP	SP	X	SP	X	X	X	X	SP	X	X	X	X
	Automobile or Truck Rental, including Sales and Service	SP	SP	X	X	X	X	X	X	X	X	SP	X	X	X	X

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		NB	RB	RPD	RCPD	CBD	CD	SCR	SRR	WD	TOD	LM	IPD	OS	PF	PRD
	Auto Parts Supply	SP	SP	SP	SP	X	SP	X	X	X	X	SP	X	X	X	X
	Vehicle Service, Repair, including Body Work	SP	SP	SP	SP	X	SP	X	X	X	X	SP	X	X	X	X
	Carwash	SP	SP	SP	SP	X	SP	X	X	X	X	SP	X	X	X	X
	Gas or Fuel station, incl. Convenience Store	SP	SP	SP	SP	X	SP	X	X	X	X	SP	X	X	X	X
	Motor Vehicle Junkyard	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
O.	Heavy Commercial															
	Building Materials or Lumber Yard	X	SP	X	X	X	X	X	X	X	X	R	X	X	X	X
	Farm/Construction Equipment Sale & Service	X	SP	X	X	X	X	X	X	X	X	R	X	X	X	X
	Farm Supply Sale, Service	X	SP	X	X	X	X	X	X	X	X	R	X	X	X	X
	Plant Nursery	X	SP	X	X	X	X	X	X	X	R	R	X	X	X	X
P.	INDUSTRIAL															
	Industrial Offices	X	X	X	X	X	X	X	X	R	X	R	SP	X	X	R
	Marijuana Facilities (Dispensaries and Producers) & Cannabis Establishments	X	X	X	X	X	X	X	X	X	X	SP*	X	X	X	X
	Manufacturer of Beer (Brewery, Microbrewery, Brew Pub)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	R	R	X	X	SP
	Farm Winery	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
	Manufacturer of Spirits (Distillery)	X	X	X	X	X	X	X	X	X	SP	SP	SP	X	X	SP
	Light Manufacturing, processing or assembly of goods without vaporous, liquid, or solid discharge	X	X	X	X	X	X	X	X	R	SP	R	SP	X	X	R
	Manufacturing, processing or assembly of goods (not noxious, hazardous or dangerous)	X	X	X	X	X	X	X	X	R	SP	R	SP	X	X	R
	Manufacturing															
	With On-Site Inventory & Material Storage.	X	X	X	X	X	X	X	X	R	X	SP	X	X	X	R
	Involving smelting, forging or plating of metal, rubber or similar materials.	X	X	X	X	X	X	X	X	X	X	SP	X	X	X	X
	Processing facility for animals or fish or their by-products.	X	X	X	X	X	X	X	X	X	X	SP	X	X	X	X
	Recycling Facility for reuse, bundling, reconstruction of materials such as paper, cans, bottles, bulk vegetation (leaves, wood, etc.).	X	X	X	X	X	X	X	X	X	X	SP	X	X	X	X
	Recycling Processing Facility	X	X	X	X	X	X	X	X	X	X	X	SP	X	X	X
	Research & Development Laboratories	X	X	X	SP	SP	SP	X	X	R	SP	R	SP	X	X	R
	Waste handling, processing or storage	X	X	X	X	X	X	X	X	X	X	SP	X	X	X	X
Q.	STORAGE															
	Interior Storage															
	of Non-Hazardous Materials	R	R	X	R	SP	R	X	X	R	X	R	R	SP	SP	R
	of Hazardous Materials	X	SP	X	X	X	X	X	X	X	X	SP	SP	SP	SP	SP
	Self-Storage	X	SP	X	X	X	X	X	X	X	X	SP	X	X	X	X
	Outside Storage															
	as Accessory Use only	SP	SP	X	SP	SP	SP	X	X	SP	X	R	SP	SP	SP	SP
	as Principal Use	X	X	X	X	X	X	X	X	X	X	SP	X	X	X	X

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	Recycling Facility	X	X	X	X	X	X	X	X	X	X	SP	X	X	X	X
	Warehousing	X	X	X	X	X	X	X	X	X	X	SP	X	X	X	R
R.	TRANSPORTATION															
	Bus, Train or other Mass Transit Station	X	R	X	X	X	R	X	X	SP	R	SP	SP	X	SP	R
	Tractor-Trailer Facility, service area or warehouse w. high volume truck operation	X	X	X	X	X	X	X	X	X	X	R	X	X	X	X
	Public Roadway	R	R	R	R	R	R	R	R	R	R	R	R	SP	R	R
S.	OTHER															
	Billboard subject to §43. Limitations	X	SU	X	X	X	X	X	X	X	X	SU	X	X	X	X
	Common and/or Joint Use Parking	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
	Inland or Tidal Wetland, Greenbelt, Public Garden or Nursery	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP

* **Adult Oriented Establishments are subject to Special Permit approval of the Planning and Zoning Commission and the provisions of Section 49.3 of these Regulations.**

* **The distance between Nail Salons shall be 1500 feet from entrance door to entrance door.**

* **Marijuana Facilities (Dispensaries and Producers) and Cannabis Establishments are subject to Special Permit approval of the Planning and Zoning Commission and the provisions of Section 49.1 of these Regulations.**

KEY: R = PERMITTED AS-OF-RIGHT SU = SPECIAL USE EXCEPTION SP = SPECIAL PERMIT
A = ADMINISTRATIVE REVIEW & APPROVAL REQUIRED NA = NOT APPLICABLE X = NOT PERMITTED

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		
<i>Transportation Equipment Mfg</i>	2,143	100%
2 Accommodation and Food Services		
<i>Food Services and Drinking Places</i>	1,761	46%
3 Retail Trade		
<i>Clothing & Clothing Accessories Stores</i>	1,695	49%
4 Health Care and Social Assistance		
<i>Social Assistance</i>	1,464	56%
5 Government		
<i>Federal Government</i>	1,344	94%
Total Jobs, All Industries	15,441	

SOTS Business Registrations

Secretary of the State, August 2023

New Business Registrations by Year

2022 616
2021 585
2020 470
2019 356
2018 323

Total Active Businesses 4,121

Key Employers

Data from Municipalities, 2023

- VA Medical Center-West Haven
- Watson Inc
- University Of New Haven
- Yale University
- Elm City Livery

Demographics

ACS, 2017-2021

Age Distribution

Age Group	West Haven	State
Under 10	5,703 (10%)	11%
10 to 19	8,076 (15%)	13%
20 to 29	9,020 (16%)	13%
30 to 39	8,225 (15%)	12%
40 to 49	6,432 (12%)	12%
50 to 59	6,737 (12%)	15%
60 to 69	6,044 (11%)	12%
70 to 79	3,770 (7%)	7%
80 and over	1,511 (3%)	4%

Race and Ethnicity

Race/Ethnicity	West Haven	State
Asian	5%	5%
Black	18%	10%
Hispanic or Latino/a	25%	17%
White	48%	65%
Other	4%	4%

Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home

Language	West Haven	State
English	69%	78%
Spanish	12%	18%

Educational Attainment

Education Level	West Haven	State
High School Diploma Only	26%	35%
Associate Degree	8%	8%
Bachelor's Degree	15%	22%
Master's Degree or Higher	11%	18%

Housing

ACS, 2017-2021

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

Housing Type	West Haven	State
Owner-Occupied	50%	66%
Detached or Semi-Detached	49%	65%
Vacant	8%	8%

Schools

CT Department of Education, 2022-23

School Districts

School District	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
West Haven School District	PK-12	5,801	97	83%
Statewide	-	513,079	15,300	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

School District	Math	ELA
West Haven School District	42%	48%
Statewide	48%	56%

West Haven, Connecticut

Labor Force

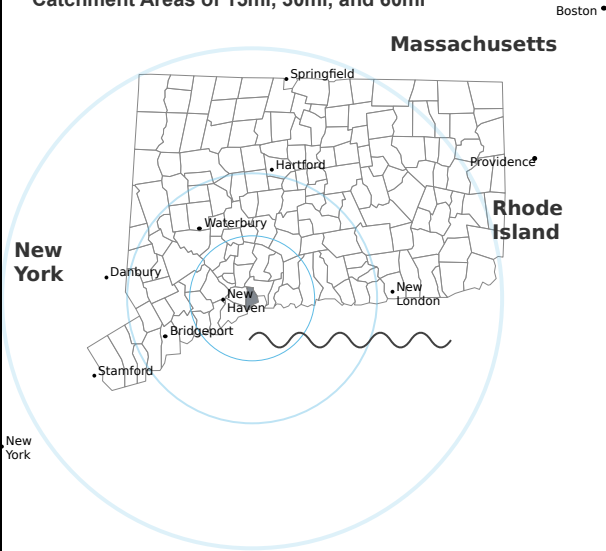
CT Department of Labor, 2022

	West Haven	State
Employed	30,156	1,851,993
Unemployed	1,383	80,470

Unemployment Rate	4 4%
Self-Employment Rate*	7 10%

*ACS, 2017-2021

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



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 <i>transit</i> Service	Local
Other Public Bus Operations	-
Train Service	-

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, SFY 2020-21

Municipal Revenue

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

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
<i>per capita</i>	\$84,167
<i>per capita, as % of state av.</i>	52%
Commercial/Industrial Share of Net Grand List	0%
Actual Mill Rate	37.00
Equalized Mill Rate	22.00

Municipal Debt

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

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