

# 325 Campbell Ave, West Haven, Connecticut REDEVELOPMENT SITE

## Available for Sale:

O,R&L Commercial is pleased to offer for sale 325, 355 Campbell Ave & 318 Washington Ave located in West Haven, Connecticut. The property includes 2 buildings: a 30,731+/- SF showroom/service building and a 3,000 +/- SF body shop. The land area measures 4.2 acres and is conveniently located near I-95.

This property is a prime redevelopment site on Campbell Ave in downtown West Haven. Former auto dealership site on 4.2 acres in CBD zone of West Haven. Great potential for a mixed use intense redevelopment including residential and retail. Existing buildings include 33,000 SF and approx. 3 acres of paved area. Frontage on Campbell Ave is 390 +/- ft. Available for sale at \$3,500,000 or as a land lease for \$250,000 per year NNN

For additional information or to arrange a showing, please contact Frank Hird, SIOR at the office at (203) 643-1033 or by cell phone at (203) 494-6302.

**\$3,500,000 or  
\$250,000 / Year NNN**



O,R&L Commercial has regional offices in Branford and Rocky Hill. The firm sold and leased over \$250,000,000 of commercial real estate in Connecticut in 2008.

For more information  
please contact:

Frank Hird, SIOR  
203.643.1033  
[fhird@orlcommercial.com](mailto:fhird@orlcommercial.com)



2 Summit Place  
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# 325 Campbell Ave, West Haven, Connecticut RETAIL / MEDICAL / MIXED USE DEVELOPMENT SITE



4.2 Acre  
Redevelopment Site

**\$3,500,000 or  
\$250,000 / yr NNN**

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## Building Specifications:

|                |                     |                 |        |
|----------------|---------------------|-----------------|--------|
| Building Size: | 33,731 +/- SF       | Ceiling Height: | 12'    |
| Frontage       | 390 feet            | Docks:          | 1      |
| Acres:         | 4.21 acres+/-       | Drive In Doors: | 11     |
| Parking:       | 300 +               | Utilities:      |        |
| Zoning:        | CBD                 | Water:          | Public |
| Year Built:    | 1948 Renovated 1999 | Sewer:          | Public |
|                |                     | Gas:            | Public |

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