



Colonial Properties, Inc.

Industrial
Investment

Commercial Real Estate Brokerage

Serving New Haven County for 25 Years

FOR SALE
2,674 SF RETAIL /OFFICE BUILDING



610 Campbell Avenue (Front) – West Haven, CT

- **CT Main Street Program**
- **25,000 cpd**
- **Off-Street Parking**
- **On-Busline**
- **Grandfathered Signage**
- **Possible Land Assemblage**

2,674/sf of Highly Visible 2-story retail-office building in the Heart of Downtown, offers close proximity to the Library, City Hall, Post Office, Banks and (Future) Regional Train Station on bus-line with off-street parking.

Grand-fathered lighted Pylon Sign

Offered For Sale at \$298,500

For more information contact:

Fred A. Messoré
(203) 795-8060, fred@colprop.com

200 Boston Post Road, Orange, CT 06477 • Phone: 203.795.8060 • Fax: 203.795.8046

www.colprop.com



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FOR SALE

3,920 SF INDUSTRIAL BUILDING



**610 Campbell Avenue – West Haven, CT
REAR**

- “Grand-fathered” Ind. Bldg. • .12 Acre with 95% Coverage
- Downtown Location • Easy I-95 Access

3,920 SF Industrial Building with fire damage on .12Acre in Central Downtown location. Walking distance to Banks, Library and Post Office. Land Assemblage with Front parcel possible.

Offered For Sale at \$60,000

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