

FOR SALE

# 3127-3129 Whitney Avenue

Hamden, Connecticut



CUSHMAN &  
WAKEFIELD



# FOR SALE

## 3127-3129 Whitney Avenue Hamden, Connecticut

Cushman & Wakefield is pleased to present a unique opportunity to purchase 3127-3129 Whitney Avenue, Hamden, CT.

This property consists of three interconnected buildings, totaling +/- 15,000 SF of office space, situated on a 1.43 acre site conveniently located close to the Route 40 connector and I-91.

The building is in northern Hamden, Connecticut and is very close to Quinnipiac University and a six minute drive to the center of Hamden.

Building Area	+/- 15,000 RSF
Stories	3127 Whitney: 3 3129 Whitney: 3
Year Built	Original Building: 1825 Major Addition: 1995
Occupancy	Can be delivered 100% vacant
Site Area	1.43 acres
Frontage	+/- 169'
Parking	+/- 30 surface spaces, plus 2 handicap spaces







## 3127-3129 Whitney Avenue Hamden, Connecticut

- +/- 15,000 SF office building that has three (3) month-to-month tenants. The building can be delivered 100% vacant.
- The unique design of the property allows for one (1) single user or multiple tenants.
- The building's truly unique offering is a combination of 1825 charm along with modern construction that was completed in the mid 1990's.
- 3127-3129 Whitney Avenue is located in a market with high barriers to entry, limited and constrained market availabilities.
- The property is being offered for sale for the first time in several decades.
- Excellent location just north of Hamden center with access via Route 10, Route 22, and Route 40.
- Ample onsite parking with convenient visitor and handicap parking in front of and behind the building.
- The property is highly visible off Whitney Avenue and offers tremendous signage opportunities.
- The building is centrally located within Connecticut, and access to New Haven, Hartford and Stamford are less than a 50 minute drive.





**3127-3129 Whitney Avenue**  
**Hamden, Connecticut**



# THE SALE PROCESS

3127-3129 Whitney Avenue is being offered for sale without an asking price. To schedule a tour, please contact:

**ROBERT H. MOTLEY**

Senior Director

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# PROPERTY DESCRIPTION

3127-3129 Whitney Avenue

## SITE DETAILS

Property Address	3127-3129 Whitney Avenue, Hamden, CT 06518
Site Area	1.43 Acres
Parking	+/- 30 surface spaces, plus 2 handicap spaces
Zoning	T3 - Sub-urban, low-density residential
Flood Plain	Low to moderate

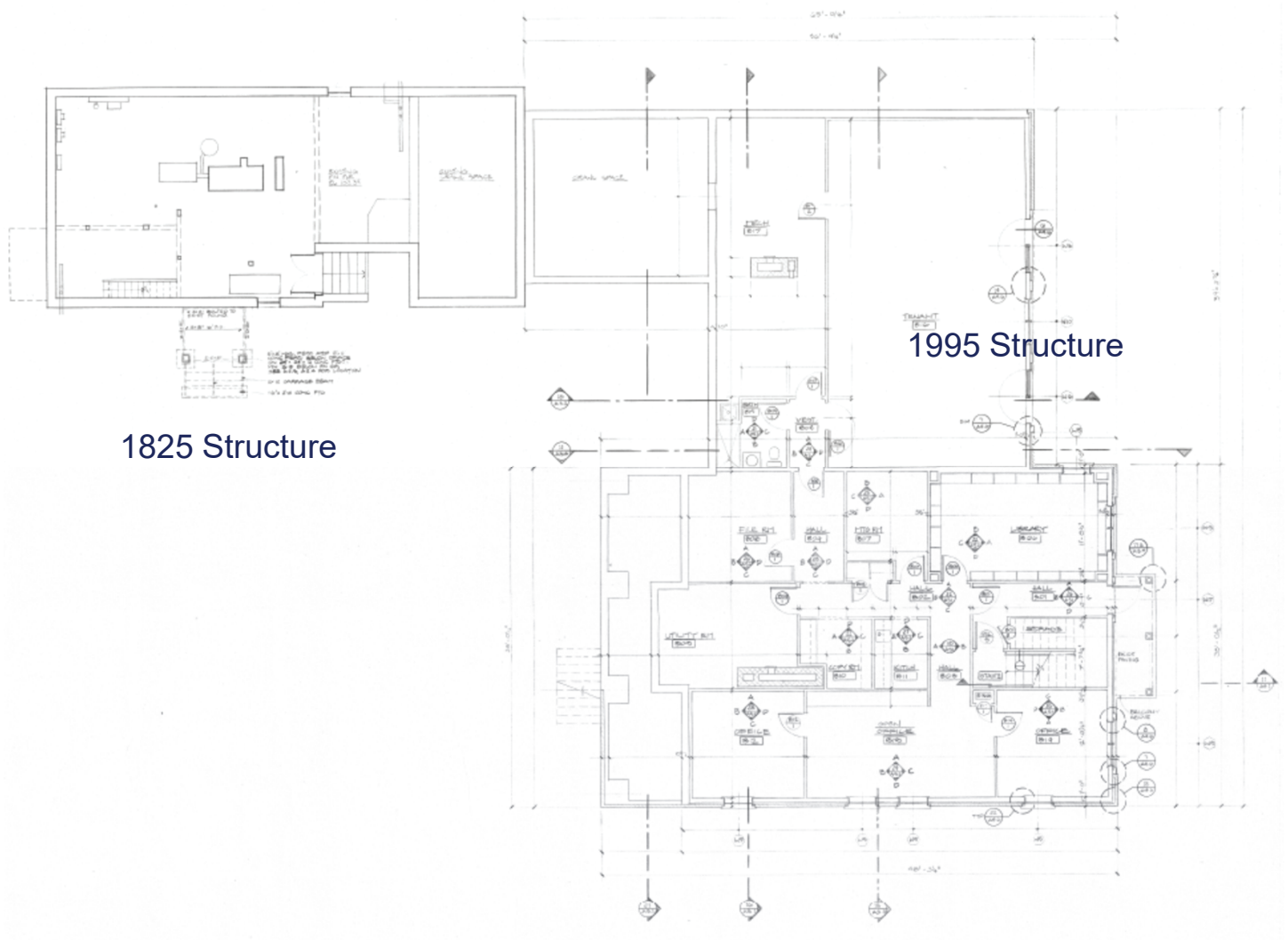
## CONSTRUCTION & MECHANICAL DETAILS

Building Area	+/- 15,000 SF
Year Constructed / Stories	Original Building: 1825 / 3 story Addition: 1995 / 3 story
Construction	Combination wood frame, steel and concrete
Windows	Varying sizes, double hung and large fixed windows
Roof	Newer asphalt shingles
HVAC	Centralized system throughout most of the property
Fire Protection	The new portion of the structure is fully sprinklered
Expenses	Grand List October 1, 2020 Real Estate taxes \$27,101.52



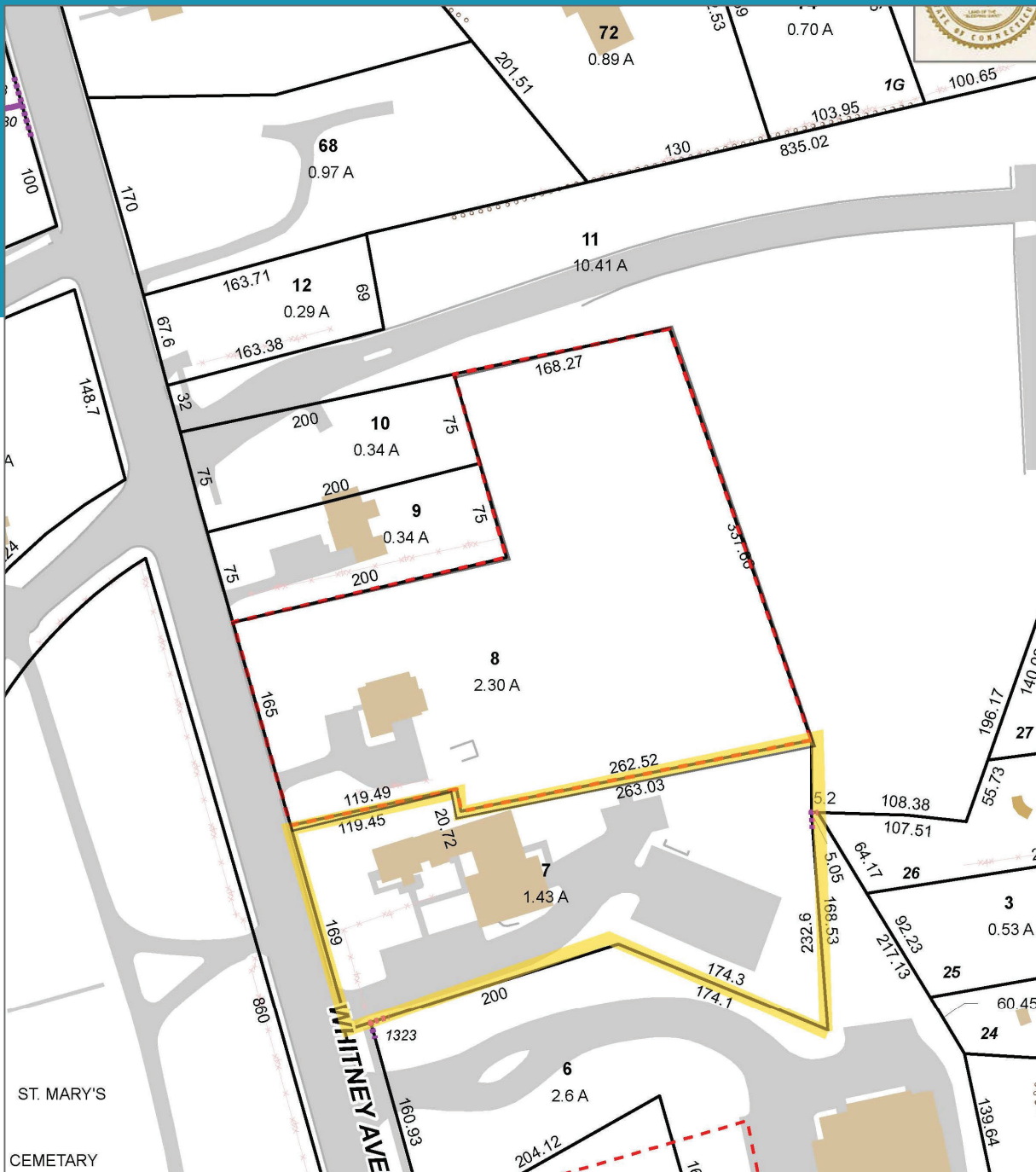


# REPRESENTATIVE FLOOR PLAN





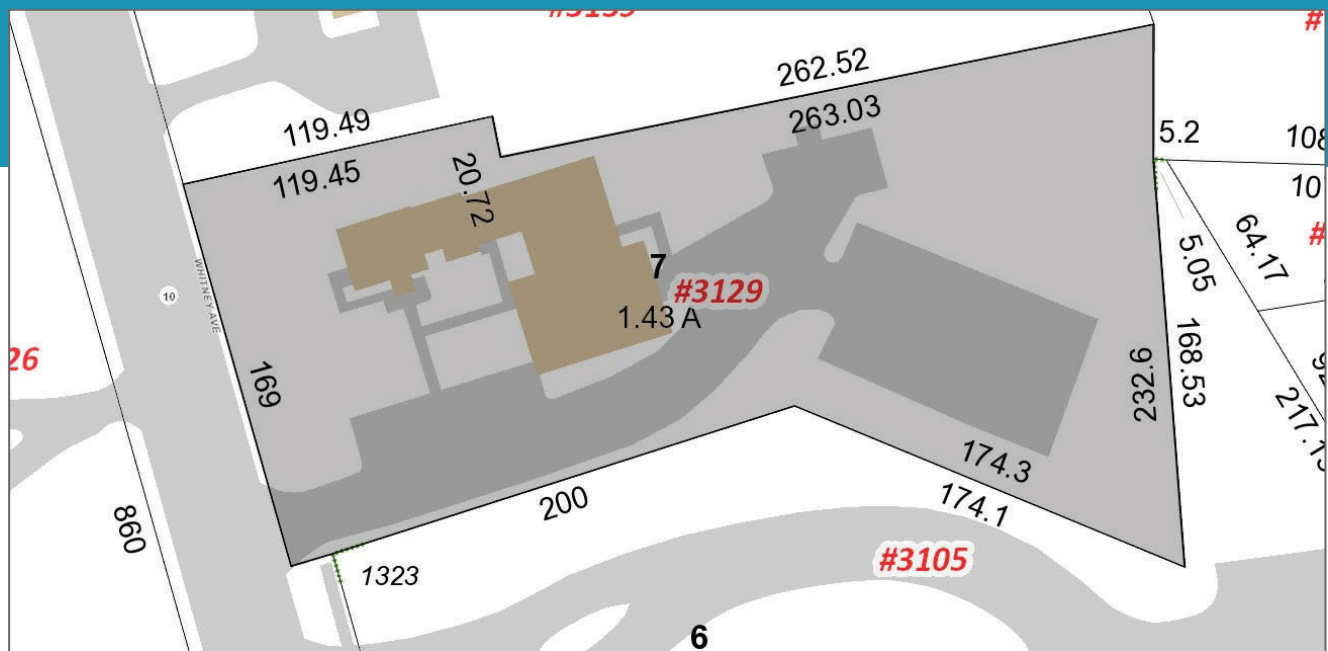
## 3127-3129 Whitney Ave

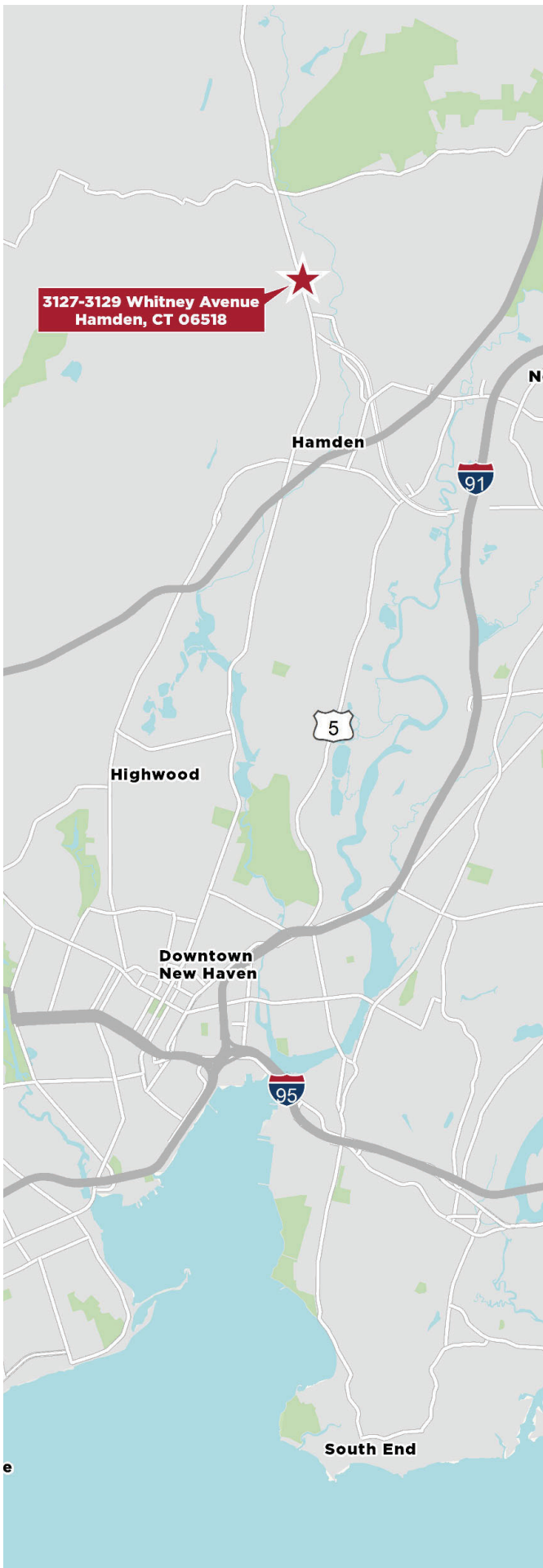




## 3127-3129 Whitney Ave

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## TOWN OF HAMDEN

The Town of Hamden is a mid-sized New England community within New Haven County, located among rolling hills along the Quinnipiac River. Located only 5 miles from downtown New Haven, residents of Hamden enjoy a suburban lifestyle while being able to capitalize on the cultural and entertainment amenities available within the vicinity of New Haven. Hamden's economy is to a large extent comprised of and driven by the education and healthcare sectors. Quinnipiac University is located in town and seven other colleges or universities, including Yale University, and six private schools are all within 20 minutes of Hamden. In addition, Yale-New Haven Hospital is 10 miles south of the town center.

3127-3129 Whitney Avenue's convenient regional access is complemented by its proximity to the Dixwell Avenue shopping corridor, which offers a vast array of retail, entertainment and dining options including national retailers such as Marshall's, CVS, Staples and Kohl's, as well as regional supermarkets Stop & Shop, Shop Rite, and Aldi. Restaurants within a mile drive of the property include, but are not limited to, Chipotle, Starbucks, Panera Bread and Dunkin' Donuts.

### TRANSPORTATION

New Haven County is strategically located in the south-central sector of Connecticut, affording easy access to the New York Metropolitan area and all of New England. The primary means of transportation throughout the region is automobile supplemented by mass transit.

New Haven's Union Station, located 11.3 miles south of 3127-3129 Whitney Avenue, provides access to the Metro-North Railroad and regional Amtrak service. Commuting between New Haven and Grand Central Terminal is 110 +/- minutes. Additionally, the Shore Line East Commuter Railroad utilizes Union Station as its main hub to points further east along the Connecticut shore.

Bradley International Airport, Connecticut's primary airport, is located 47 miles north of the property and offers 100+ daily flights on 15 airlines providing non-stop service throughout the United States and Europe. Additionally, the property is situated near the Tweed New Haven Airport (12.5 miles), which offers daily regional shuttle service to Orlando, West Palm, Nashville and Washington, D.C.





## 3127-3129 WHITNEY AVENUE | HAMDEN, CONNECTICUT

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