

Mixed Use for Sale

2581 State Street, Hamden, CT



To arrange a tour contact:
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VIDAL/WETTENSTEIN, LLC

 Individual Member
Society of Industrial & Office Realtors



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.

2581 State Street, Hamden, CT

MIXED USE OPPORTUNITY

The automotive building is situated on 11,000 square feet of open space, fenced in lot, additional garage door in rear of building with extra storage facility.

- Automotive building made of Concrete Cinderblock
- Previously Used car sales
- No floor drains in the garage
- The storage trailer by the garage is staying
- Renovated Brick Masonry Single Family 3 bed 1 bath
- Property will be sold vacant
- Located on a bus route

 **Location:** State Street is on Rt 5. Easy access to I-95, I-91 and Merritt Parkway.

PROPERTY DETAILS

Automotive Building Area: 1,570± SF
Single family: 1,242± SF

Land Area: .42 acre

Zoning: T4

Ceiling height: 12' in garage

Overhead Doors: 2 10X10 (Front) 1 overhead door 7X7 (rear)

Age: both buildings were built in 1910

Roof: garage is 19 yrs. and house is 12 yrs.

Heating: Oil - (city gas also available in street)

Amps: 100 amps in garage

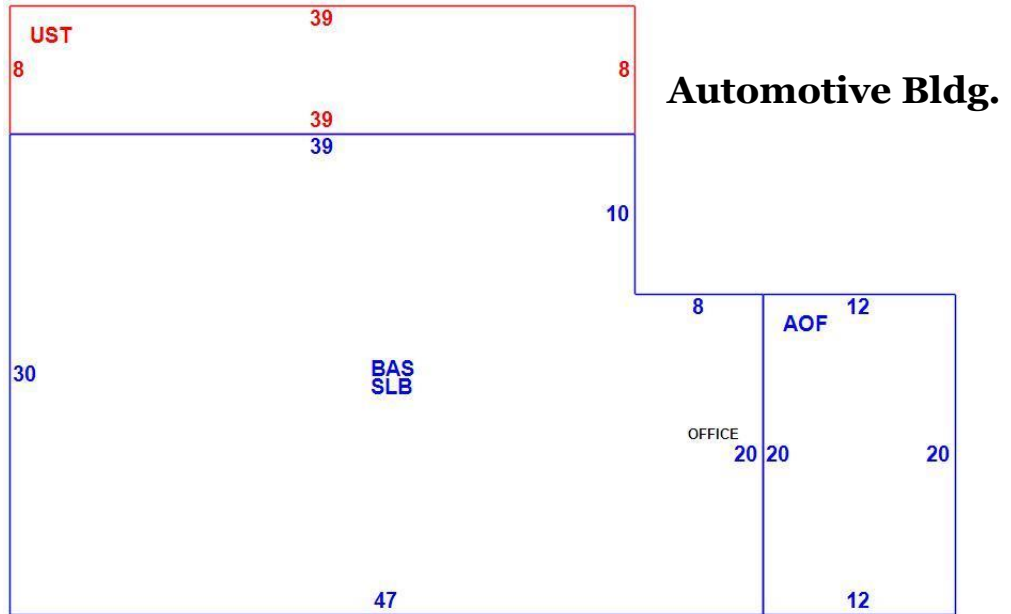
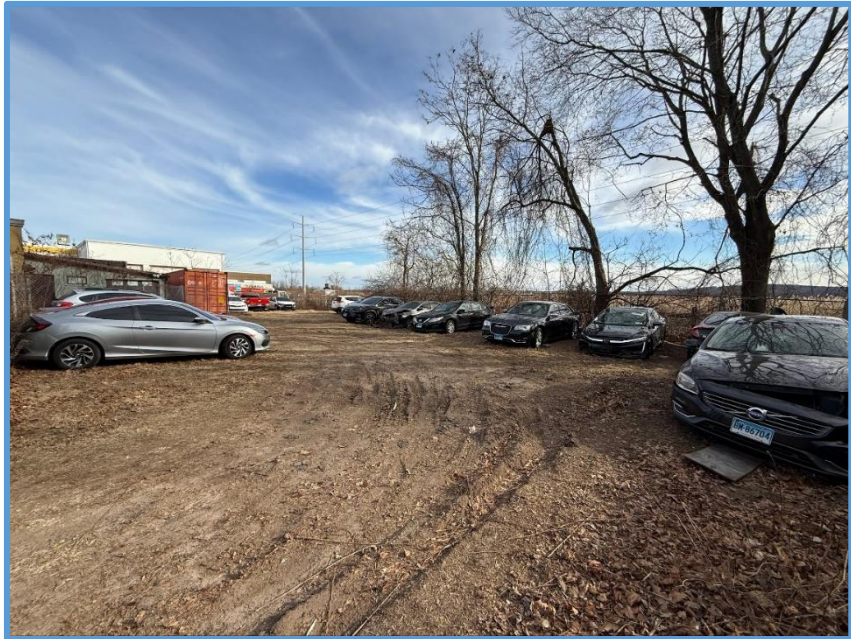
Water/ Sewer: City

Taxes: \$10,767.22

Sale Price: \$630,00.00

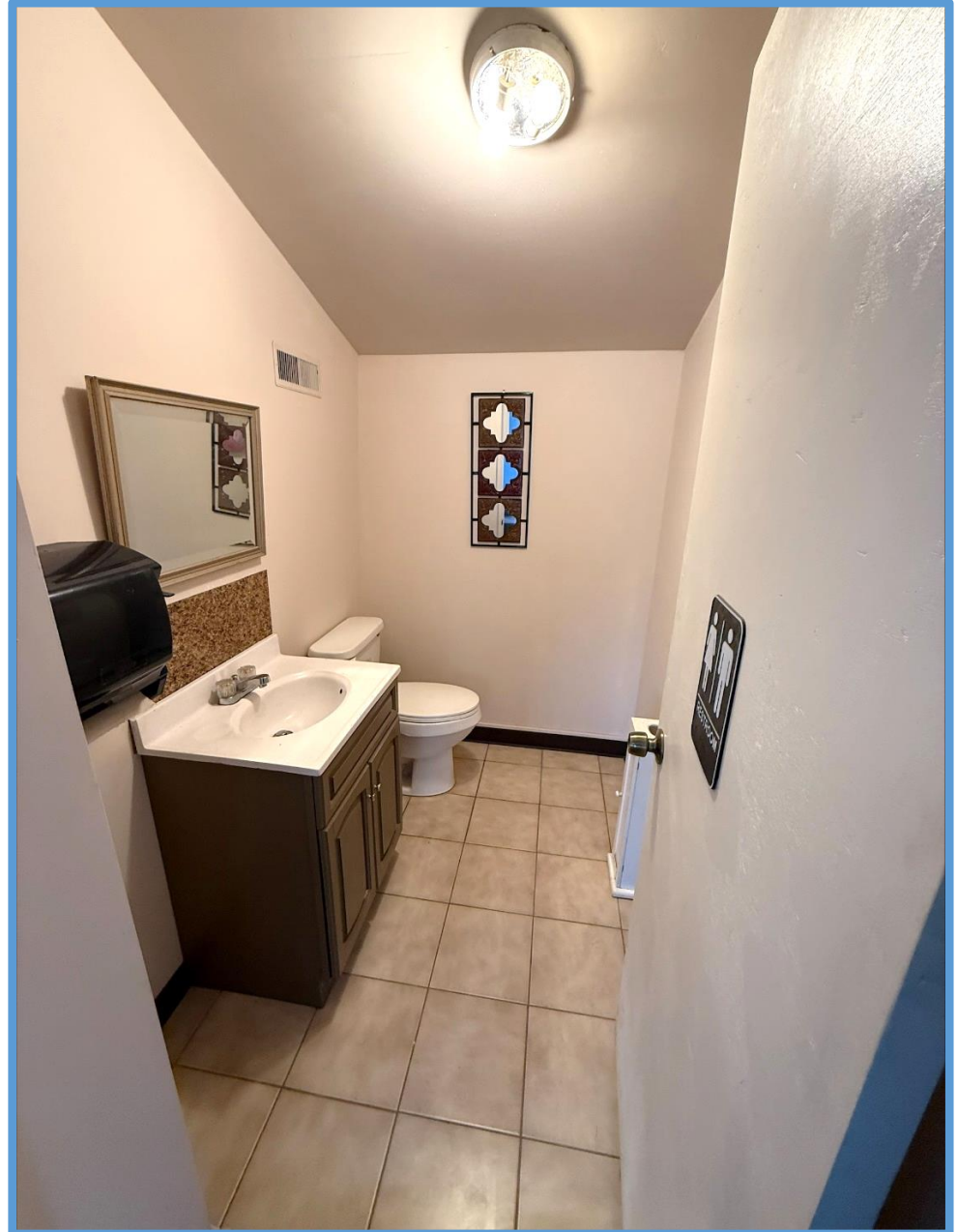
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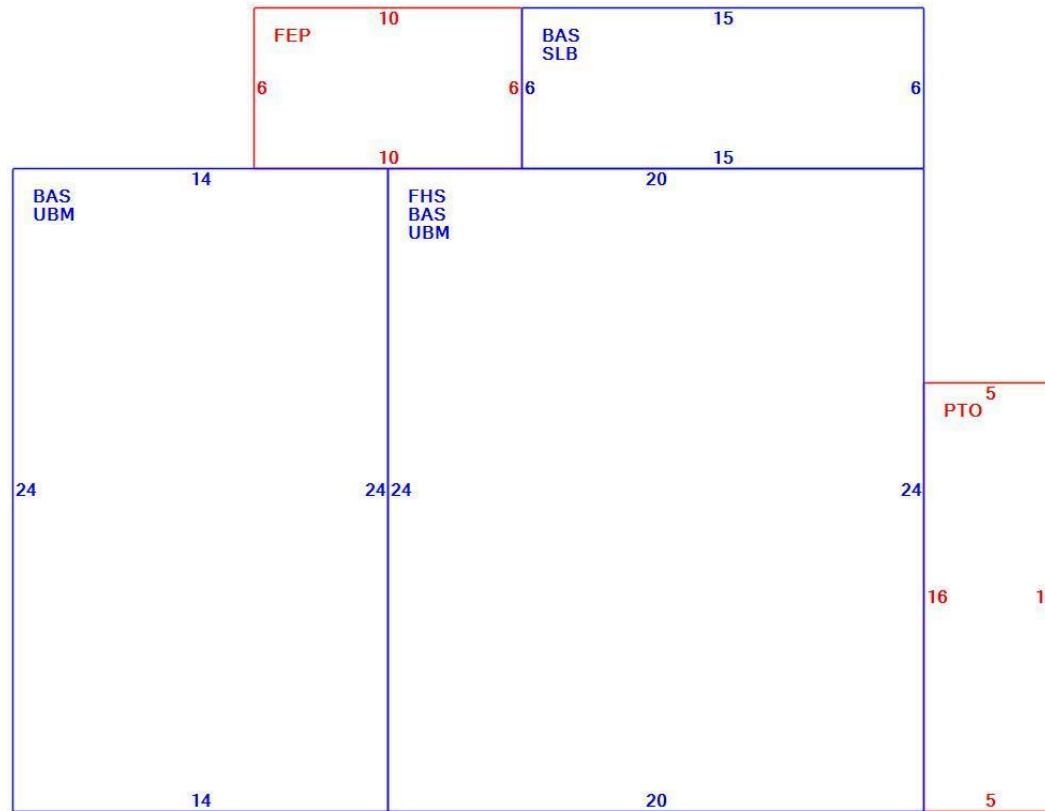
2581 State Street, Hamden, CT



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2581 State Street, Hamden, CT

House



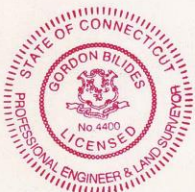
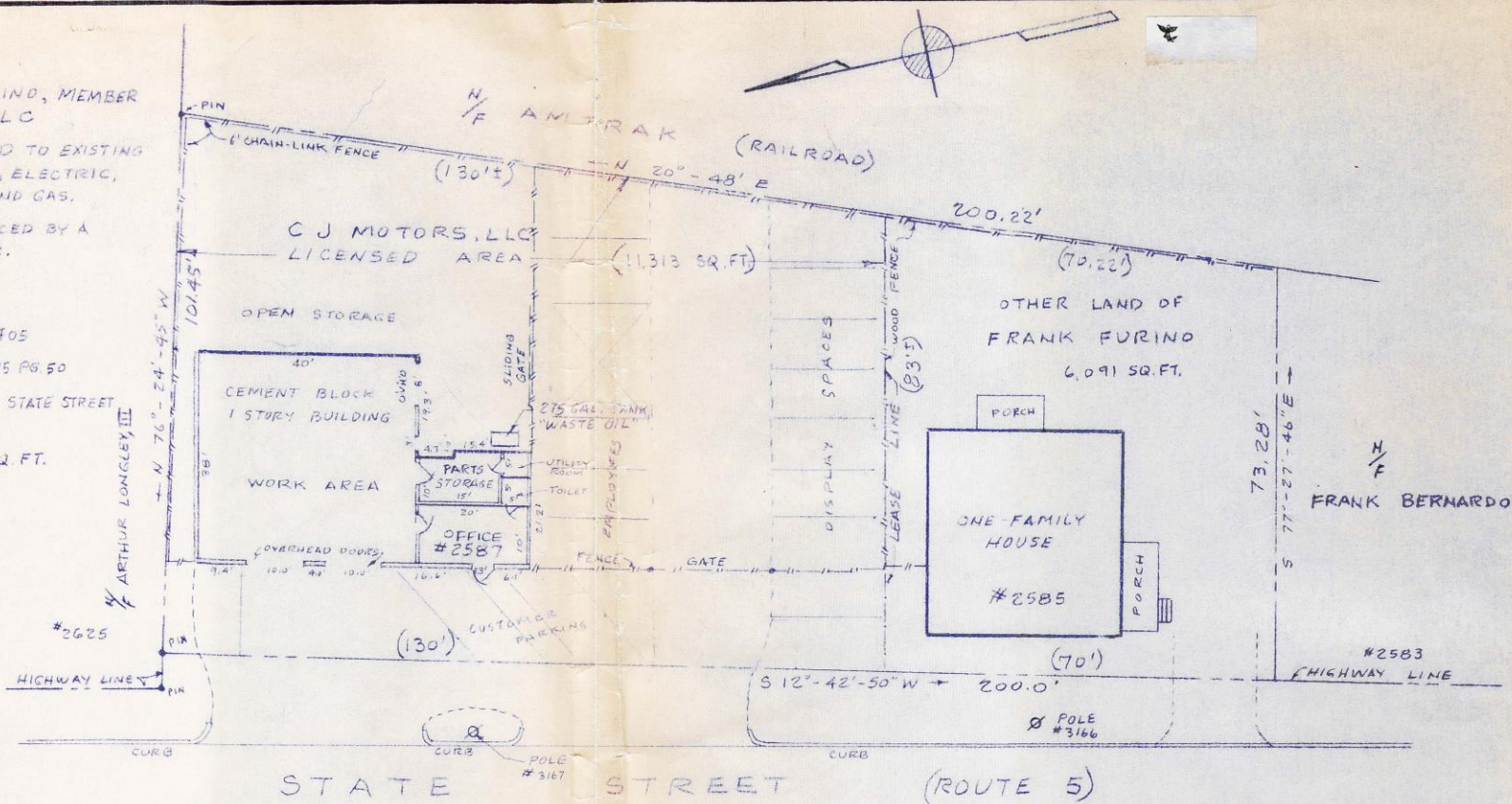
SECOND PIECE known as Nos. 2581-2585 State Street:
WESTERLY by State Street, also known as U.S. Route 5-A, 200 feet;
NORTHERLY by land now or formerly of Edwin W. Potter;
EASTERLY by land now or formerly of New York, New Haven & Hartford
Railroad Company, 200 feet;
SOUTHERLY by land formerly of New York, New Haven & Hartford
Railroad Company, later of Anna Merlone and being the first piece
herein described.
Said second parcel of land is subject to a right of way across the
southerly end.

VIDAL/WETTENSTEIN, LLC

2581 State Street, Hamden, CT

NOTES

1. APPLICANT: FRANK FURINO, MEMBER (dba) C J MOTORS, LLC
2. BUILDINGS ARE CONNECTED TO EXISTING WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, TV, CABLE, AND GAS.
3. "WASTE OIL" TANK IS SERVICED BY A LICENSED WASTE HAULER.
4. OWNER: FRANK FURINO
12 HAMPTON PARK
BRANFORD, CT 06405
5. DEED REFERENCE; VOL. 2875 PG. 50
6. ASSESSOR'S NOTATION: #2581 STATE STREET
MAP 2331 PARCEL 83
7. TOTAL AREA = 17,404 SQ. FT.



THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS A PROPERTY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND INTENDED TO BE USED BY THE OWNER.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Gordon Bilides

GORDON BILIDES, P.E.
Civil Engineer & Land Surveyor

ATTEST:

1) THIS MAP IS AN ACCURATE REPRESENTATION OF THE PROPOSED "LICENSED AREA".

C J MOTORS, LLC
by FRANK FURINO, MEMBER

DATE

2) THE SITE PLAN OF THIS LOCATION HAS BEEN REVIEWED AND GENERALLY REPRESENTS THE APPROVED LOCATION.

LOCAL AUTHORITY

DATE

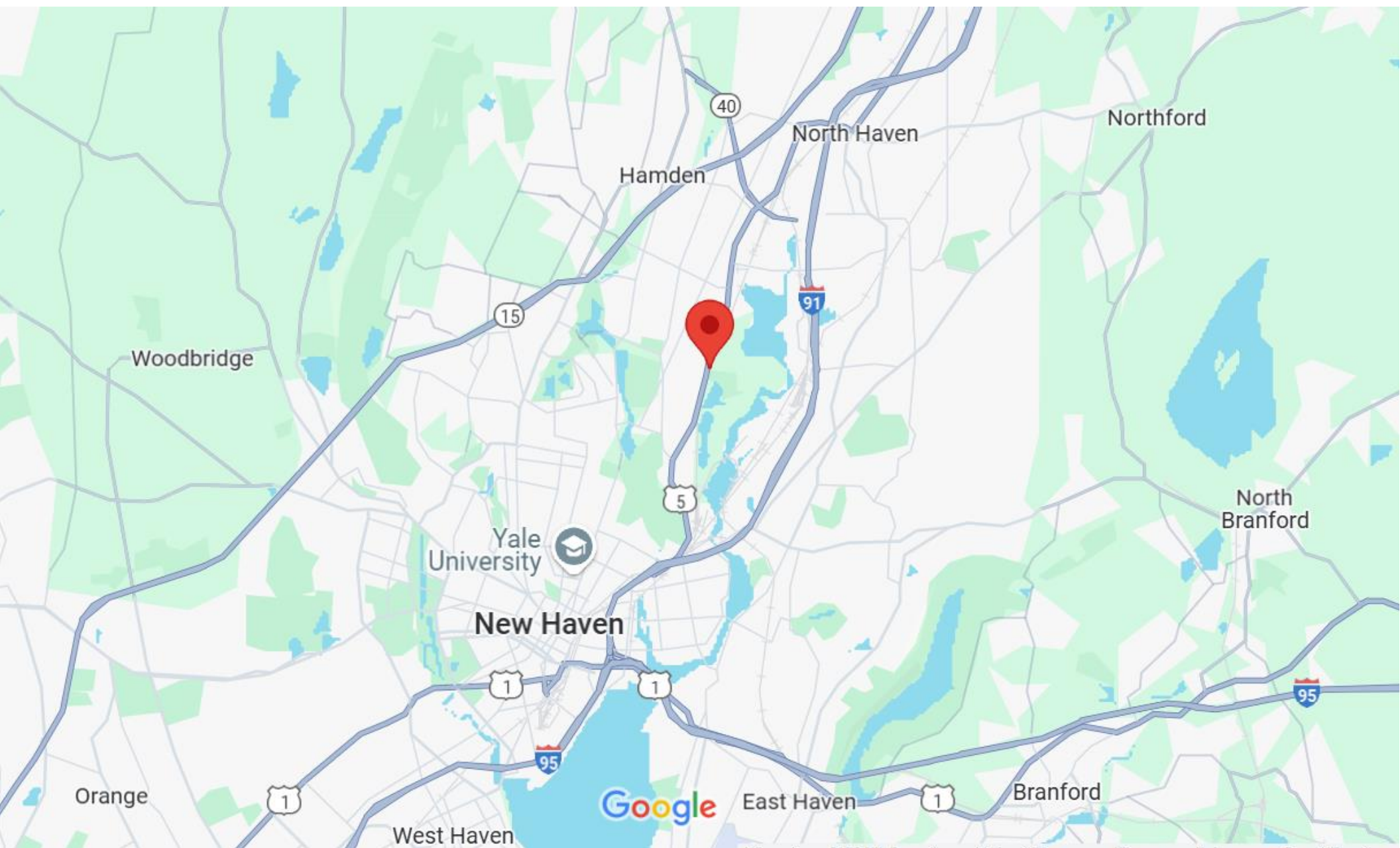
SITE DRAWING
MAP PREPARED FOR
C J MOTORS, LLC
2587 STATE STREET
HAMDEN, CONNECTICUT

SCALE: 1" = 20'

APRIL 27, 2005

VIDAL/WETTENSTEIN, LLC

2581 State Street, Hamden, CT



VIDAL/WETTENSTEIN, LLC

ARTICLE VI

SPECIAL PROVISIONS

Section 600 Purpose

Section 610 Site Plan & Special Permit Uses

The following uses are permitted in the zone(s) as indicated in Table 6.1 Allowed Uses by Zone, subject to all provisions of the applicable zone, and as specifically provided for in this section.

Every application for the use of property subject to conditions set forth in this section shall be filed in accordance with the provisions of these regulations, and shall be subject to any approval stipulated in this section.

Table 6.1 Allowed Uses by Zone															
SECTION	USES	R1	R2	R3	R4	R5	T1	T2	T3	T3.5	T4	T5	M	NC	TG
	Accessory Building	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Accessory Use, Drive-Through Food-Service										SP	SP	S	SP	
	Accessory Use, Drive-Through Service, Other									SP	SP	S	S	SP	
	Accessory Use	S	S	S	S	S		S	S	S	S	S	S	S	S
622	Adult Oriented Establishment ^c												SP ^c		
624	Agriculture														
	Commercial Farm	S	S	S				S						SP	
	Community Garden	S	S	S	S	S		S	S	S	S	S		SP	S
	Truck Garden	P	P	P	P	P		P	P ^g						P
626	Animals														
	Animal Day Care												S		
	Animal Training Facility												S		
	Grooming ^g								S ^g	S	S	S	S	SP	
	Keeping of Animals	P	P	P	P	P		S							
	Keeping of Hens ^k	P	P	P	P	P			P	P					
	Keeping of Falconry Raptors ^l	P	P	P	P	P			P	P					
	Kennel	SP	SP					SP	SP				S		
	Stable	SP	SP					SP							
	Veterinary Hospital	SP	SP	SP	SP	SP		SP	SP	SP	S		S	SP	
	Business & Personal Service														
	≤1,500 sf gross leasable space					SP			SP ^g	P	P	P	P	SP	
	>1,500 sf to ≤10,000 sf gross leasable space ^g					SP			SP ^g	SP	S	s	S	S	
	>10,000 sf gross leasable space										SP	S	SP	SP	
628	Cemetery	SP	SP	SP	SP	SP		SP	SP	SP	SP				
630	Civic Club, Lodge or Assoc. (non-profit)								SP ^g	SP	S	S	S	SP	
632	Community Residence														
	Mentally Ill Adults - Group Home	P	P	P	P	P		P	P	P	P				
	Mentally Retarded Persons - Group Home	P	P	P	P	P		P	P	P	P				
	Sober House & Drug Treatment Facility	P	P	P	P	P		P	P	P	P				
634	Conference Center Development										SP	SP	SP	SP	
636	Day Care														

Table 6.1 Allowed Uses by Zone

SECTION	USES	R1	R2	R3	R4	R5	T1	T2	T3	T3.5	T4	T5	M	NC	TG
	Adult Day Care	SP	SP	SP	SP	SP		SP	SP	SP	SP	S	SP	SP	
	Child Day Care, Nursery School & Group Day Care Home	SP	SP	SP	SP	SP		SP	SP	SP	SP	S	SP	SP	
	Family Day Care Home (Children)	P	P	P	P	P		P	P	P	P	P			
638	Food Service														
	Catering Facility & Food Processing Establishment									S	S	S	S		
	Outdoor Cafe									P ⁿ	P ⁿ	P ⁿ	P ⁿ		SP ⁿ
	Restaurant									S	S	S	S	S	
	Take-out Food Service										S	S	S		
	Funeral Home										SP	SP	SP		
	Golf Course & Country Club	SP	SP	SP	SP	SP		SP							
640	Health Care Facility														
	Hospital										SP	SP			
	Nursing Home					SP					SP	SP			
	Medical Office (See Office Building)														
	Rehabilitation Facility - Out-Patient	SP	SP	SP		SP				SP	SP	S			
642	Heliport											SP			
644	Home Occupation	P/S/SP	P/S/SP	P/S/SP	P/S/SP	P/S/SP		P/S/SP	P/S/SP	P/S/SP	P/S/SP	P/S/SP	P/S/SP	P/S/SP	
	Library & Museum	SP	SP	SP	SP	SP		SP	SP	SP	SP	SP	SP	SP	SP
646	Lodging														
	Bed & Breakfast							SP	SP	SP	SP				SP
	Hotel / Motel										SP	SP	SP ^c		SP
	Inn										SP	SP			SP
	Roomers & Boarders	P	P	P	P	P		P	P	P	P				
	Rooming & Boarding House	SP	SP	SP	SP	SP					SP	S			
648	Manufacturing														
	Accessory Use										S	S	S		
	Primary Use														
	Light Manufacturing										S	S	S		SP
	Heavy Manufacturing												S		
677	Marijuana Dispensaries + Production Facilities ^a														
	Medical Marijuana Dispensaries ^p										S ^o	S			
	Medical Marijuana Production Facilities												S		
650	Motor Vehicle Uses														
	Gas Station, Service & Repair, Rental									SP ^{fg}	SP	SP	SP		
	Car Sales											SP	SP		
	Vehicle Storage													SP	
	Accessory Use		P	P	P	P									
	Natural Resource Removal ^b	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
	Office Building (including Medical)														
	≤1,500 sf gross leasable space									SP ^g	SP	P	P	P	P
	>1,500 sf to ≤10,000 sf gross leasable space ^g									SP ^g	SP	S	S	S	S
	>10,000 sf to ≤20,000 sf gross leasable space										SP	S	S	S	
	>20,000 sf gross leasable space										SP	S	S	SP	
	Open Space Development	SP	SP	SP	SP				SP		SP				

Table 6.1 Allowed Uses by Zone

SECTION	USES	R1	R2	R3	R4	R5	T1	T2	T3	T3.5	T4	T5	M	NC	TG
	Place of Public Assembly							SP	SP	SP	SP	SP	SP	SP	P
658	Place of Worship	SP	SP	SP	SP	SP		SP	SP	SP	SP	SP	SP	SP	
660	Preservation of Historic Structure	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
662 ^k	Public Use & Public Utility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
656	Parking Garage										SP	S	SP	SP	SP
	Public Parking Lot ^c								SP ^g	SP ^{eg}	SP	S	SP	SP	SP
Recreation & Fitness, Commercial															
	≤10,000 sf gross leasable space									SP	SP	S	S	SP	
	>10,000 sf gross leasable space										SP	S	S	SP	
Residential															
620	Single-Family Accessory Dwelling Unit	P	P	P	P	P		S	S	S	S	S			
	Accessory Dwelling Unit, Other	P	P	P	P	P		P	P	SP	P	P		P	
652	Multi-Family Dwellings														
	Adaptive Re-use to Multi-Family		SP	SP	SP	SP			SP	SP	SP	SP		SP	
	Managed Residential Care Community ^f		SP	SP	SP	SP			SP	SP ^f	SP	SP		SP	
	New Construction				SP	SP				SP	SP	SP		SP	
	Low Density														
	Single-Family	P	P	P	P	P		P	P	P	P	P			
	Two-Family ^f					P				P ^f	P				
	Three-Family ^f					P				P ^f	P				
Refuse Disposal															
664	Resource Recovery, Transfer Station, Volume Reduction Facility												SP		
	Research, Development & Medical Lab.										SP	S	S		
666	Retail and Financial Services														
	≤1,500 sf gross leasable space								SP ^g	P	P	P	S	SP	
	>1,500 sf to ≤5,000 sf gross leasable								SP ^{g,j}	S/SP ⁱ	S	S	S	SP	
	>5,000 sf to ≤10,000 sf gross leasable space ^g								SP ^{g,j}	S/SP ⁱ	S	S	SP	SP	
	>10,000 sf to ≤20,000 sf gross leasable space									SP	SP	S	SP	SP	
656	>20,000 sf to 250,000 sf gross leasable space ^d										SP ^{d,h}	SP ^d	SP		
	Farmers Market	S	S	S	S	S		S	S	S	S	S		S	S
	Sale of Alcohol, Package Store ^{gj}								SP ^{gj}	SP	SP	S	SP		
	Sale of Fire Arms												SP		
668	Schools														
	Business School ≤50 students at peak ^g									SP ^g	S	S	S	S	
	Business School >50 students at peak ^{f,g}									SP ^{f,g}	SP	SP	S	S	
	College & University	SP	SP	SP	SP	SP			SP	SP	SP	SP		SP	
	Dormitories		SP	SP	SP	SP			SP	SP	SP	SP		SP	
	Elementary & Secondary School	SP	SP	SP	SP	SP			SP	SP	SP	SP		SP	SP
	Regional Educational Service Center	SP	SP	SP	SP	SP			SP	SP	SP	SP		SP	SP
641 ^m	Spas, Meditation and wellness Centers ^m									SP ^m	SP ^m	SP ^m			
Storage															

Table 6.1 Allowed Uses by Zone

SECTION	USES	R1	R2	R3	R4	R5	T1	T2	T3	T3.5	T4	T5	M	NC	TG
	Warehouse & Wholesale w/ indoor storage										SP		S		
654	Outdoor Storage														
	Accessory Use										SP		SP		
	Primary Use												SP		
670	Student Housing	P	P	P	P	P		P	P	P	P	P			
672	Telecommunications Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S
676	Wind Energy Conservation System ^f	SP	SP	SP	SP	SP		SP	SP	SP ^f	SP	SP	SP	SP	

P - Zoning Permit S-Site Plan Application SP-Special Permit Application Blank Space - Not Allowed
M - Manufacturing NC – Newhall Center TG – Town Green District

^a Use shall not be allowed in T3 or T4 Zones along Whitney Avenue between Walden Street and Glendower Road.

^b See Section 520.8

^c Allowed in Manufacturing Zone on Sherman Avenue, Corporate Ridge, Crestway, Overlook Drive and Rossotto Drive only.

^d Not allowed on Whitney Avenue.

^e No multi-story parking structure shall be permitted in a T3.5 Zone.

^f Use shall not be allowed between Walden and Glendower Streets.

^g Use shall not be allowed along Whitney Avenue north of West Woods Road.

^h Use shall not be allowed on Leeder Hill Drive, Hamden Hills Drive, Mix Avenue or Arch Street

ⁱ Use shall require a Special Permit north of West Woods Road in a T3.5 Zone

^j Use shall not be allowed in T3 Zone between James Street and the I-40 Connector.

^k Amended, July 27, 2010. Effective, August 15, 2010

^l Amended, July 24, 2012. Effective, August 15, 2012

^m Adopted October 27, 2015. Effective November 10, 2015

ⁿ Adopted July 25, 2017. Effective August 17, 2017

^o Limiting locations to Dixwell Avenue, Whitney Avenue and State Street

^p Maximum of 20,000 square feet Gross Leasable Space

Section 620 Accessory Dwelling Units in Single-Family Homes

A single-family dwelling may be converted to allow the incorporation of one Accessory Apartment in any zone permitting a single-family residence subject to a Zoning Permit and the following conditions:

- a. Public sewer and public water supply shall serve the principal dwelling. If not, the subject lot shall have a minimum area of 6,000 square feet or as required by the applicable zone, whichever is greater.
- b. An Accessory Apartment shall have a minimum floor area of 300 square feet and a maximum floor area of 600 square feet, and a maximum of two bedrooms.
- c. One of the occupants of the dwelling shall be the owner of record.
- d. No Accessory Apartment shall be located in a garage or basement unless one wall opens to grade.
- e. An Accessory Apartment shall be self-contained, with separate entrance, cooking, sanitary and sleeping facilities for the exclusive use of the occupant.
- f. No exterior change shall be made to the existing front of the principal dwelling *except for dormers or windows*.
- g. Expansion of a principal dwelling shall be permitted to accommodate an Accessory Apartment via dormer(s) or an addition beyond the existing foundation.
- h. No accessory building shall be used or created for the purpose of accommodating an Accessory Apartment.
- i. The principal dwelling and Accessory Apartment shall conform to all requirements of the applicable building, health, fire, sanitary and zoning codes.

620.1 Dwelling Units, Accessory to Non-Residential Use

A dwelling unit, when accessory to a legal non-residential use, is permitted subject the following conditions:

- a. The application shall include all contiguous property under the same name or all property deemed by the Commission to be part of the same development.
- b. Up to three dwelling units that are accessory to a non-residential use located in an R-4 Zone, are permitted.

Hamden, Connecticut

General

ACS, 2017–2021	Hamden	State
Current Population	61,160	3,605,330
Land Area <i>mi</i> ²	33	4,842
Population Density <i>people per mi</i> ²	1,874	745
Number of Households	22,403	1,397,324
Median Age	37	41
Median Household Income	\$80,779	\$83,572
Poverty Rate	9%	10%

Economy

Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Ambulatory Health Care Services</i>	5,297	36%
2 Educational Services <i>Educational Services</i>	3,883	100%
3 Government <i>Local Government</i>	3,336	57%
4 Retail Trade <i>Food and Beverage Stores</i>	2,416	30%
5 Accommodation and Food Services <i>Food Services and Drinking Places</i>	1,641	96%
Total Jobs, All Industries	22,150	

SOTS Business Registrations

Secretary of the State, August 2023

New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	440	449	561	802	786

Total Active Businesses 5,688

Key Employers

Data from Municipalities, 2023

- Arden House
- Quinnipiac University
- Genesis Health Care & Rehabilitation Center
- Eli Whitney Museum
- AAA Hamden

Schools

CT Department of Education, 2022-23

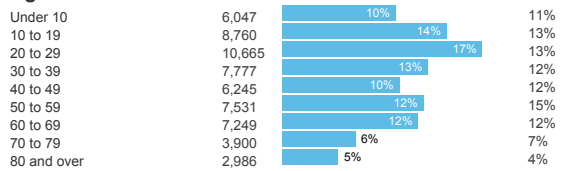
School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Hamden School District	PK-12	5,468	198	85%
Statewide	-	513,513	19,014	89%

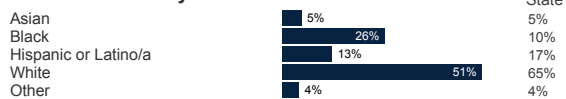
Demographics

ACS, 2017–2021

Age Distribution



Race and Ethnicity

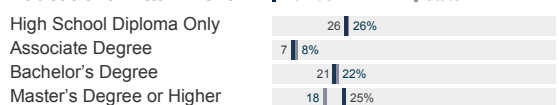


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



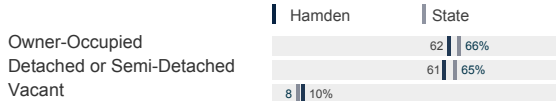
Educational Attainment



Housing

ACS, 2017–2021

	Hamden	State
Median Home Value	\$233,500	\$286,700
Median Rent	\$1,489	\$1,260
Housing Units	25,023	1,527,039



Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

	Math	ELA
Hamden School District	34%	44%
Statewide	42%	48%

Hamden, Connecticut

Labor Force

CT Department of Labor, 2022

	Hamden	State
Employed	35,544	1,851,993
Unemployed	1,379	80,470

Unemployment Rate

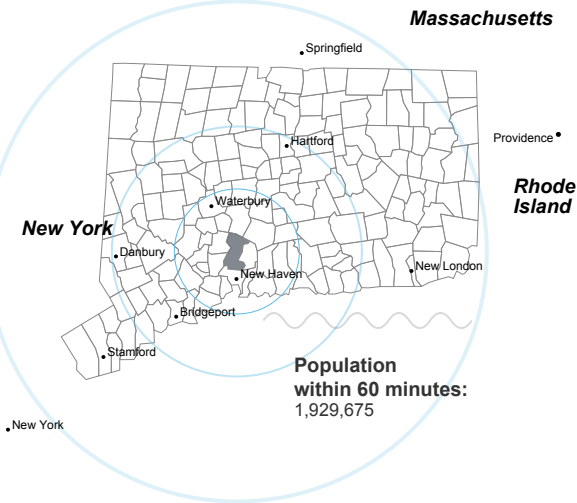


Self-Employment Rate*



*ACS, 2017–2021

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



Access

ACS, 2017–2021

	Hamden	State
Mean Commute Time *	24 min	26 min

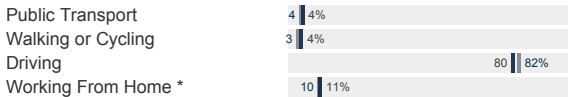
No Access to a Car



No Internet Access



Commute Mode



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, State FY 2020-21

Municipal Revenue

Total Revenue	\$274,813,272
Property Tax Revenue	\$199,707,498
<i>per capita</i>	\$3,278
<i>per capita, as % of state avg.</i>	102%
Intergovernmental Revenue	\$66,956,305
Revenue to Expenditure Ratio	103%

Municipal Expenditure

Total Expenditure	\$268,101,030
Educational	\$118,060,357
Other	\$150,040,673

Grand List

Equalized Net Grand List	\$5,946,027,117
<i>per capita</i>	\$97,599
<i>per capita, as % of state avg.</i>	60%
Commercial/Industrial Share of Net Grand List	19%
Actual Mill Rate	45.00
Equalized Mill Rate	33.59

Municipal Debt

Moody's Rating (2023)	Baa3
S&P Rating (2023)	BBB+
Total Indebtedness	\$307,975,000
<i>per capita</i>	\$5,055
<i>per capita, as % of state avg.</i>	186%
<i>as percent of expenditures</i>	115%
Annual Debt Service	\$16,181,643
<i>as % of expenditures</i>	6%



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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