

AVAILABLE FOR SALE

860 Orange Avenue, West Haven, CT

OWNER MOTIVATED!



To arrange a tour contact: Silvester Garza
203-226-7101 Ext 8 - silvester@vidalwettenstein.com
Bruce Wettstein, SIOR
203-226-7101 Ext 2 - bruce@vidalwettenstein.com


SIOR Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

860 Orange Avenue, West Haven, CT

FABULOUS OPPORTUNITY FOR OWNER/USER

- Block and steel construction
- 2 lifts installed
- Rotor machine
- Tire balance equipment
- Air compressor and air lines
- Ring flood lights
- Heat sensors
- Security system
- Kitchen on 2nd fl.
- Multiple speakers and exhaust fans on upper level, ideal for lounge



Location: Convenient to exit 42 & 43 I-95
Traffic count approx. 16,000 cars per day
Superb visibility with signage on Orange Avenue, West Haven

PROPERTY DETAILS

Building Area: 3,860± SF

Land Area: .13 acre

Zoning: RB

Clear height: 11' clear 1st fl., 10' on the 2nd fl.

A/C: Central air on 2nd fl., o/h forced air on main level

Clear span: yes both levels clear

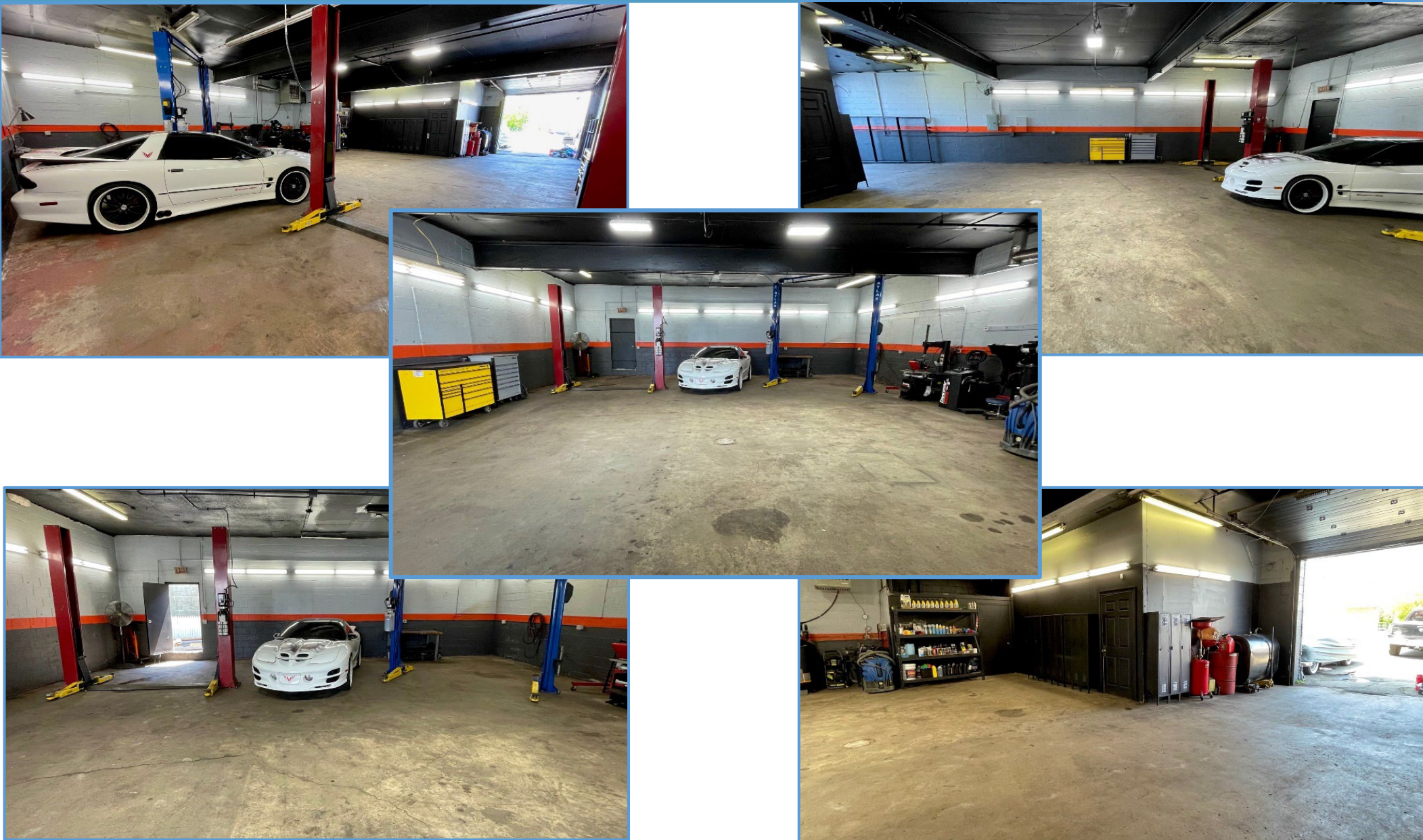
Overhead doors: yes

Heating: Natural gas

Water/ Sewer: City

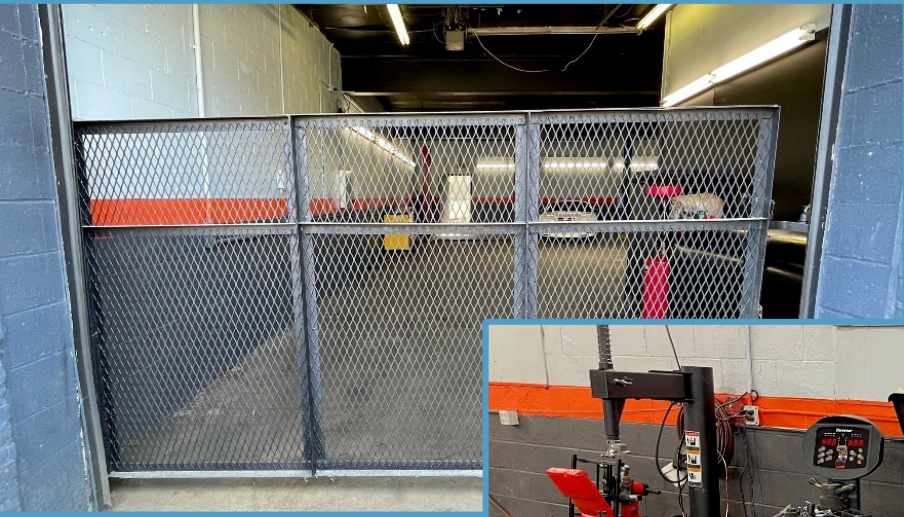
Sale Price: Upon request

860 Orange Avenue, West Haven, CT



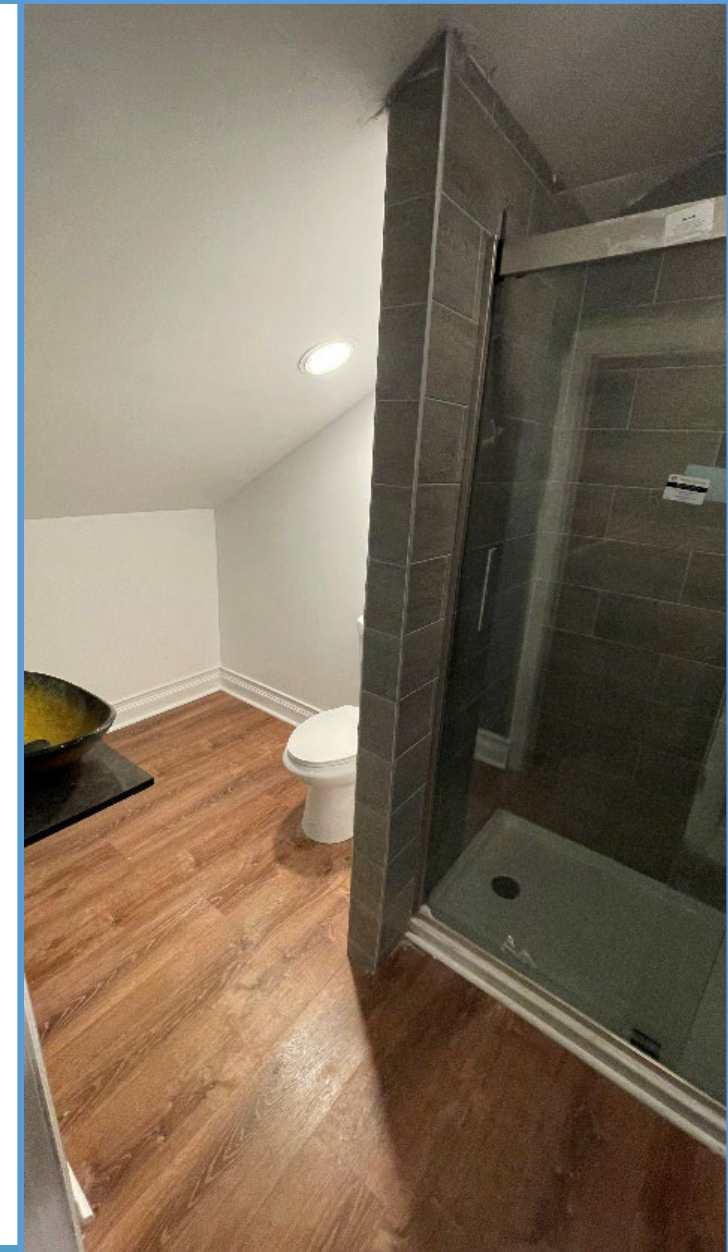
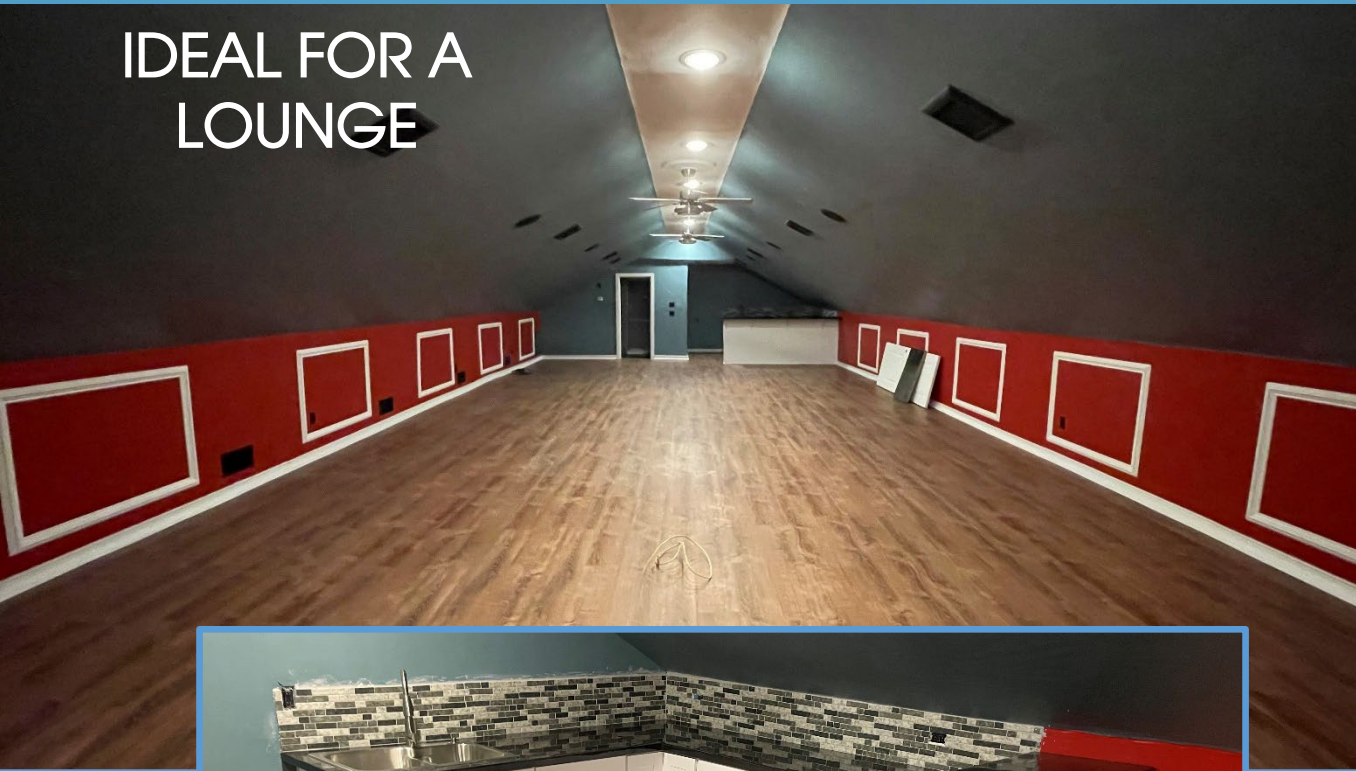
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FABULOUS OPPORTUNITY FOR
OWNER/USER

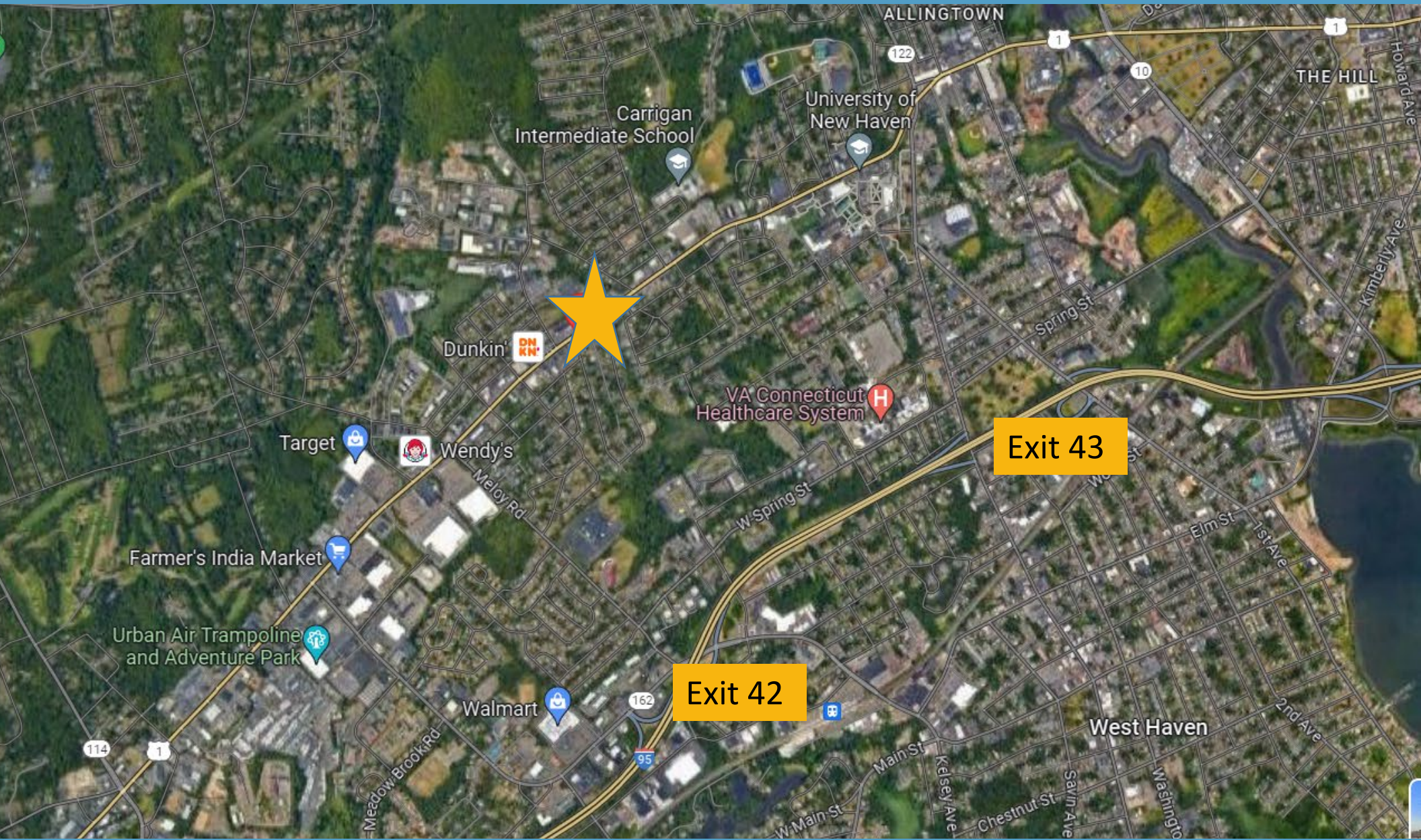


860 Orange Avenue, West Haven, CT

IDEAL FOR A
LOUNGE



860 Orange Avenue, West Haven, CT





Property Information

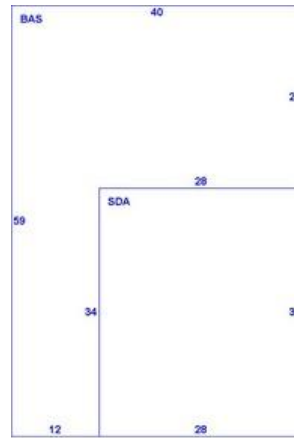
Property Location	860 ORANGE AV
Owner	860 ORANGE AVENUE LLC
Co-Owner	
Mailing Address	1046 ORANGE AV WEST HAVEN CT 06516
Land Use	332S SVC SHOP MDL-95
Land Class	C
Zoning Code	RB
Census Tract	

Neighborhood	C800
Acres	0.13
Utilities	Public Water,Public Sewer
Lot Setting/Desc	Bus. District Rolling
Additional Info	

Photo



Sketch



Primary Construction Details

Year Built	1965
Stories	1
Building Style	Service Shop
Building Use	Svc Statn/Garg
Building Condition	A
Occupancy	1.00
Extra Fixtures	0
Bath Style	NA
Kitchen Style	NA
AC Type	01
Heating Type	Forced Air-Duc
Heating Fuel	Gas

Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Total Rooms	
Roof Style	Gable
Roof Cover	Asph/F Gls/Cmp
Interior Floors 1	Concr-Finished
Interior Floors 2	
Exterior Walls	Concr/Cinder
Exterior Walls 2	NA
Interior Walls	Drywall/Sheet
Interior Walls 2	NA

(*Industrial / Commercial Details)

Building Desc.	SVC SHOP MDL-95
Building Grade	Average
Heat / AC	NONE
Frame Type	MASONRY
Baths / Plumbing	AVERAGE
Ceiling / Wall	CEIL & MIN WL
Rooms / Prtns	AVERAGE
Wall Height	10.00
First Floor Use	332S

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

Year	2018	2019	2020	2021	2022
Total	323	356	470	585	616

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

Schools

CT Department of Education, 2022-23

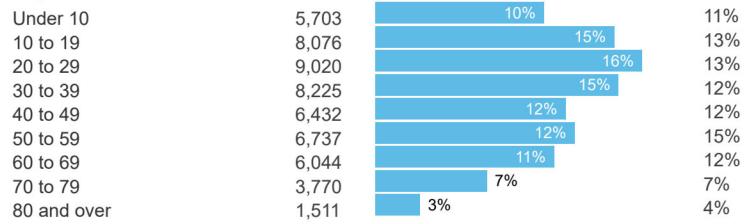
School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
West Haven School District	PK-12	5,976	119	84%
Statewide	-	513,513	19,014	89%

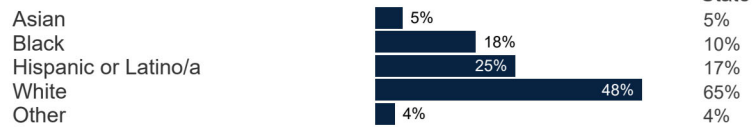
Demographics

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



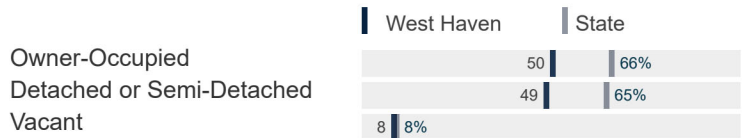
Educational Attainment



Housing

ACS, 2017–2021

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



Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

	Math	ELA
West Haven School District	29%	37%
Statewide	42%	48%

West Haven, Connecticut

Labor Force

CT Department of Labor, 2022

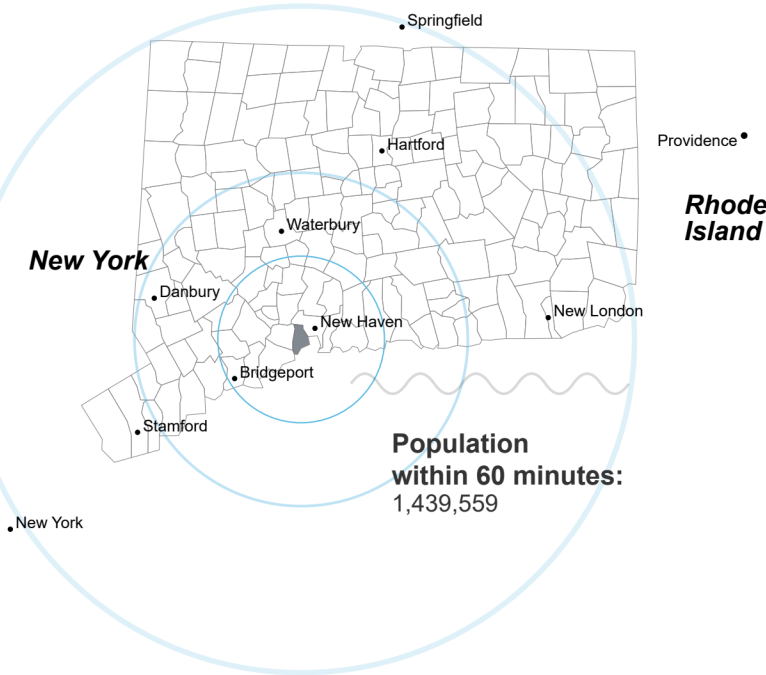
	West Haven	State
Employed	30,156	1,851,993
Unemployed	1,383	80,470

	West Haven	State
Unemployment Rate	4%	4%
Self-Employment Rate*	7%	10%

*ACS, 2017–2021

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

Massachusetts



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

	West Haven	State
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, State FY 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 avg.</i>	58%
Intergovernmental Revenue	\$65,597,247
Revenue to Expenditure Ratio	101%

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 avg.</i>	52%
Commercial/Industrial Share of Net Grand List	15%
Actual Mill Rate	37.00
Equalized Mill Rate	22.00

Municipal Debt

Moody's Rating (2023)	Baa3
S&P Rating (2023)	BBB
Total Indebtedness	\$105,313,221
<i>per capita</i>	\$1,905
<i>per capita, as % of state avg.</i>	70%
<i>as percent of expenditures</i>	61%
Annual Debt Service	\$20,453,083
<i>as % of expenditures</i>	12%



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