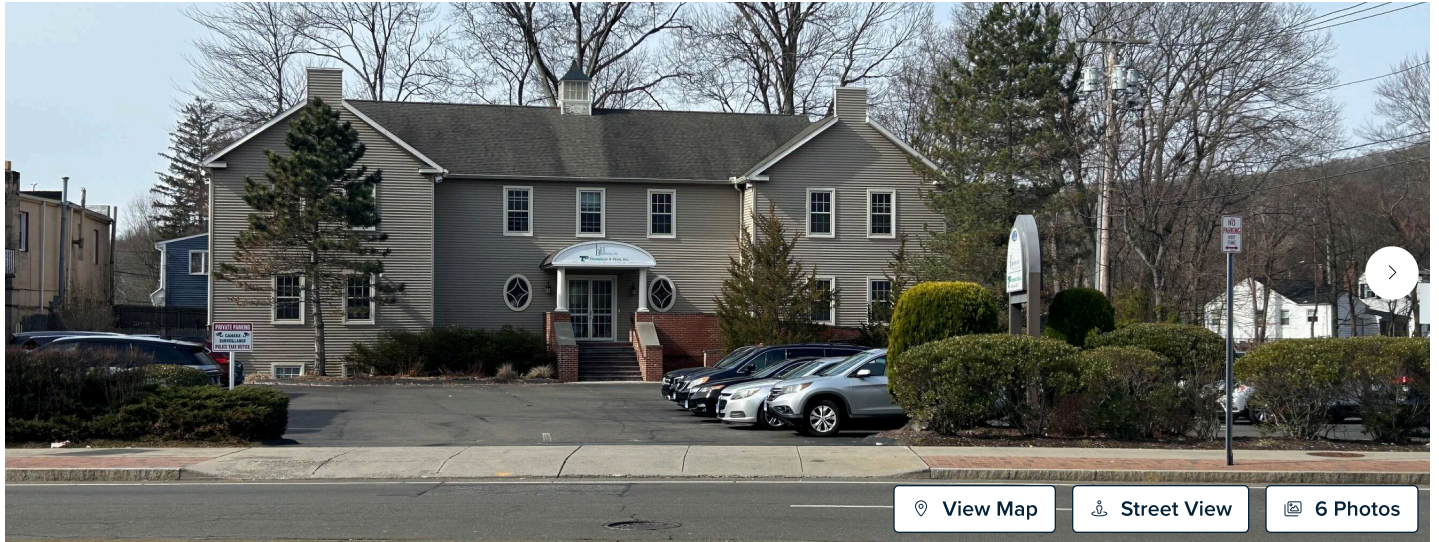


# 1412 Whalley Ave, New Haven, CT 06515



**\$1,200,000** | 5 days on market | Updated 0 days ago

New Haven 1412 Whalley Ave

## Details

Property Type	Office	Sub Type	Traditional Office
Square Footage	9,000	Units	28
Occupancy	100%	Tenancy	Single
Lease Type	Modified	Lease Expiration	08/31/2026
Remaining Term	0.3	Price per SqFt	\$133
Broker Co-Op	Yes	Class	B
Year Built	2003	Buildings	1
Stories	3	Acreage	0.540
Zoning	BA	Parking Spaces	26 spaces
Parking Per SqFt	2.89	Sale Condition	N/A

**Currently occupied by tenant vacating on or before August 31, 2026**

### Marketing description

9,000 sf 3-story office building conveniently located on Whalley Avenue close to the Parkway exit 46, Current tenant will vacate on or before August 31, 2026.

### Listing Contacts

Steve Patten PRO

LIC: CT CT REB.0756643

[203.234.6371](tel:203.234.6371) (tel:203.234.6371)

[patten@theprotogroup.com](mailto:patten@theprotogroup.com) (mailto:patten@theprotogroup.com)

[Chat](#) [View Profile](#)

The Proto Group



### Valuation Calculator

Purchase Price \*

Net Operating Income \*

Loan Amount ⓘ  
**\$0.00**

Down Payment

Annual Debt Service ⓘ  
**\$--**  
**\$--**

Interest Rate \*

 %

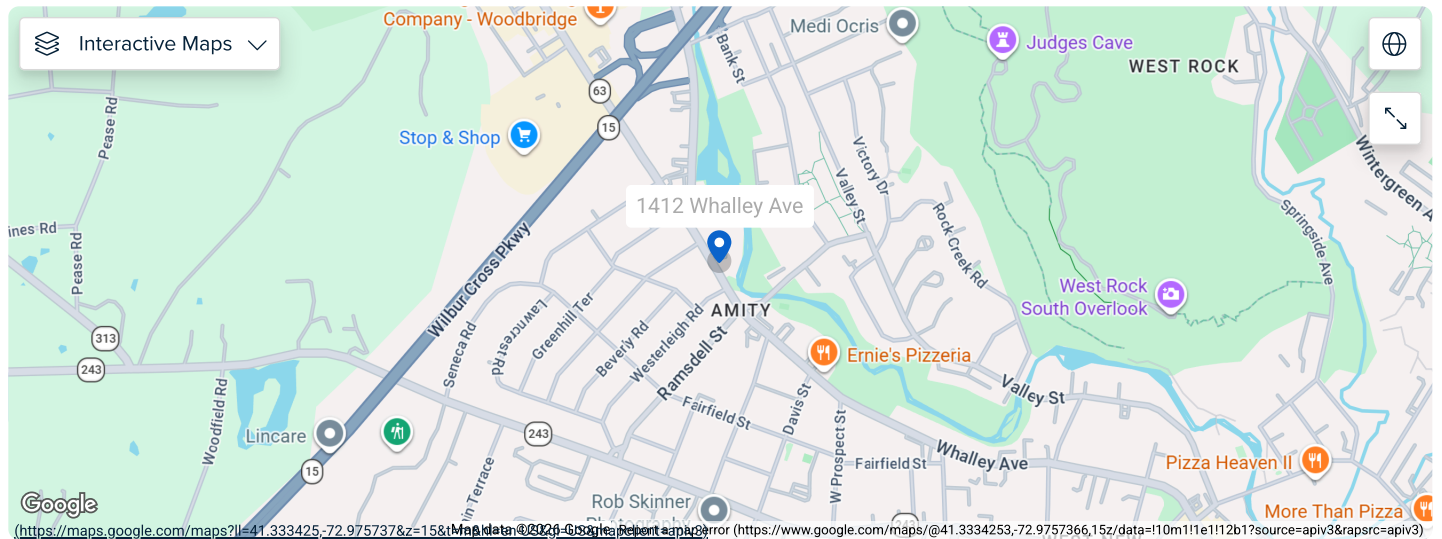
Term (years) \*

Annual Cash Flow ⓘ  
**\$--**  
**\$--**

### Valuation Metrics

<b>0</b>	<b>--</b>	<b>--</b>
DSCR ⓘ	Cap Rate ⓘ	ROI ⓘ

### Map



Property Photos

