FOR SALE- NEIGHBORHOOD SHOPPING CENTER

West Haven, CT \$2,900,000



100% Occupied With Ten (10) Stores & Four (4) Apartments

Woodlawn Shopping Center

841-867 Jones Hill Road AKA 234-240 Platt Ave West Haven, CT 06516



Jeremiah A. Houlihan 914-641-4317 JerryH@hprealestate.com



4 West Red Oak Lane, Suite 200 White Plains, New York 10604 P: 914.694.4200 F: 914.694.4201

FOR SALE – Neighborhood Shopping Center w/Apts "Woodlawn Shopping Center" West Haven, CT

ADDRESS: 841-873 Jones Hill Rd, A/K/A 236-240 Platt Ave

& 239 PLATT AVE, West Haven, CT 06516 Zoned NB, Built 1950

SIZE: Gross Bldg Area: 31,150 sf, Parking Lot: 20,054 sf, Vacant Lot: 47,045 sf

Located 1.5 miles from I-95, the major north-south thoroughfare in Connecticut, the

neighborhood has a dense concentration of single-family homes, local businesses, and

commercial enterprises.

DESCRIPTION: This Neighborhood Center shares a driveway with CVS Pharmacy, and consists of Ten

(10) Retail Stores, Four (4) Apartments and a Paved Lot on Platt Ave used for additional parking. There are many newly built houses in the immediate neighborhood and the

West Haven Beaches and Boardwalk are less than a mile walk away.

TOTAL INCOME: Four (4) Apartments (1 BDMs) \$45,600

Ten (10) retail stores (24,625 sf) 250,748 CAM Reimbursements 16,800

Vacancy/Collections (2.5%) (7,420) \$305,728

ESTIMATED EXPENSES:

Real Estate Taxes (7/22-1/23)	\$47,720
Water & Sewer	4,750
Insurance	25,440
Common Area Electric	3,600
Janitorial/Snow/Sanitation	16,800
Repairs & Maintenance/Misc.	12.418

Repairs & Maintenance/Misc. $\underline{12,418}$ $\underline{(110,728)}$

NET OPERATING INCOME: \$195,000

ASKING PRICE: \$2,900,000

NOTES: Clean Environmentals. More than Ample Parking. Stable Tenancy- 100% occupancy.

Many Upgrades including: 239 Platt Ave vacant lot-Newly paved, Apts with New Heaters, New Deck (Randall's Café-236 Platt), Fire Alarm for 2nd Floor Apts

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, changes of price rental or other conditions, prior sales, lease or financing or withdrawal without notice. The advertiser herein is a dealer in real estate and may have an interest in the property being offered for sale.

Woodlawn Shopping Center April 2023 Rent Roll

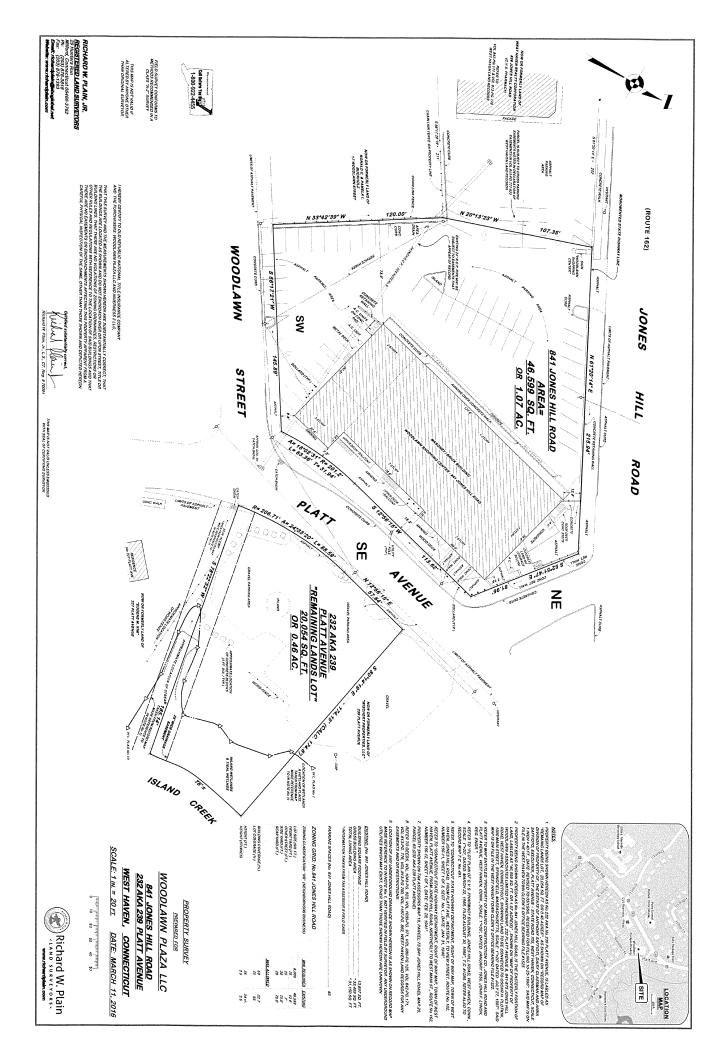
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1st Floor - Retail		Rentable	Current	Current	Rent	Lease	Lease	Trash
Address	Tenant	SF	Mo Rent	Yr. Rent	Per SF	Inception	Exp	Water/Sewer
234 Platt	Barber	350	\$400.00	\$4,800.00	\$13.71	Unknown	Mo-Mo	\$0.00
236	Randall's Café	3,200	\$3,675.00	\$44,100.00	\$13.78	11/1/2007	12/31/2027	\$200.00
240	Woodlawn Duckpin Bowling	8,700	\$3,200.00	\$38,400.00	\$4.41	10/1/2002	9/30/2024	\$100.00
841 JHill	Martial Arts Academy	2,600	\$2,790.00	\$33,480.00	\$12.88	4/1/2017	4/30/2024	\$150.00
843	Ocean Cleaners	1,500	\$1,730.00	\$20,760.00	\$13.84	9/1/2009	8/31/2025	\$150.00
845A	Hair Salon	1,050	\$1,530.00	\$18,360.00	\$17.49	9/1/2020	8/31/2025	\$250.00
845B	Full Circle Pizza, LLC	2,600	\$2,270.63	\$27,247.56	\$10.48	3/1/2008	2/28/2031	\$200.00
873	Bakery	925	\$1,525.00	\$18,300.00	\$19.78	8/1/1999	10/31/2024	\$100.00
849	Edibolic Kitchen #2	1,100	\$1,350.00	\$16,200.00	\$14.73	1/1/2020	1/31/2027	\$100.00
867	Edibolic Kitchen #1	2,600	\$2,425.00	\$29,100.00	\$11.19	5/1/2017	4/30/2027	\$150.00
	Total:	24,625	\$20,895.63	\$250,747.56	\$10.18			\$1,400.00

869 Jo	nes Hill Rd, 2nd Floor - 4 1-BDM Apts				
Apt 1	Stacey Miller	750	\$900.00	\$10,800.00	1/31/2024
Apt 2	Daniel Meade	750	\$1,000.00	\$12,000.00	4/30/2024
Apt 3	Ricardo & Zenaide Laiber	750	\$900.00	\$10,800.00	Mo-mo
Apt 4	Brandin Scott Digioia	750	\$1,000.00	\$12,000.00	9/30/2024
	Total:	3,000	\$3,800.00	\$45,600.00	
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Grand Total:	27,625	\$24,695.63	\$296,347.56





Roof of the Stores

239 Platt Ave Additional Parking





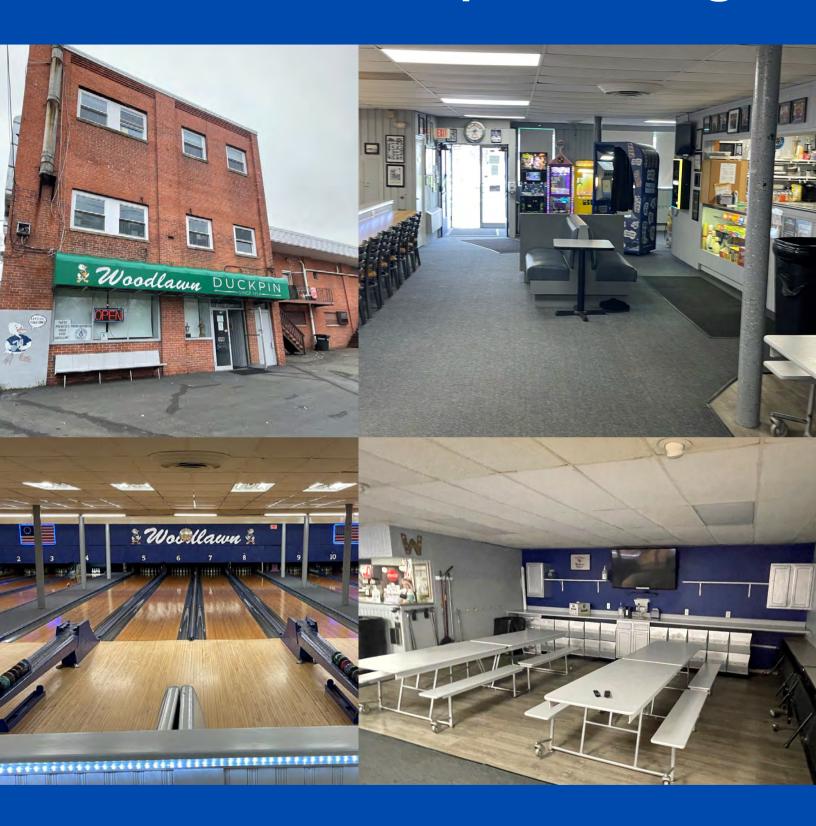
Front parking Lot Easement with CVS

Edibolic Kitchen (849 & 857)



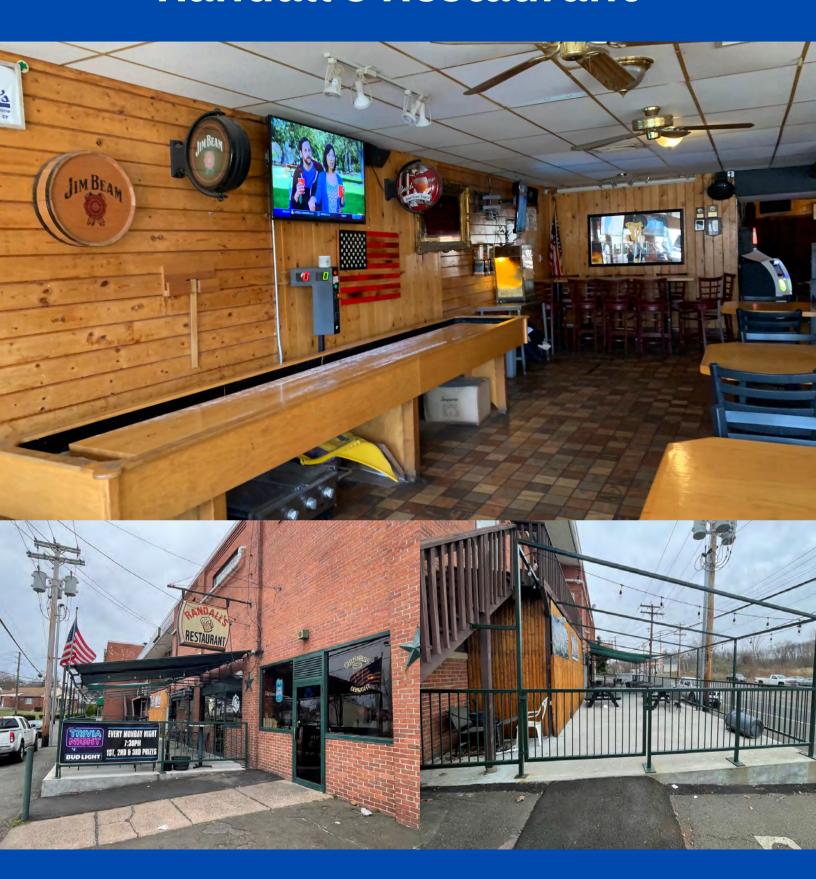
Yankee Barber Shop (234) Full Circle Pizza (845B)

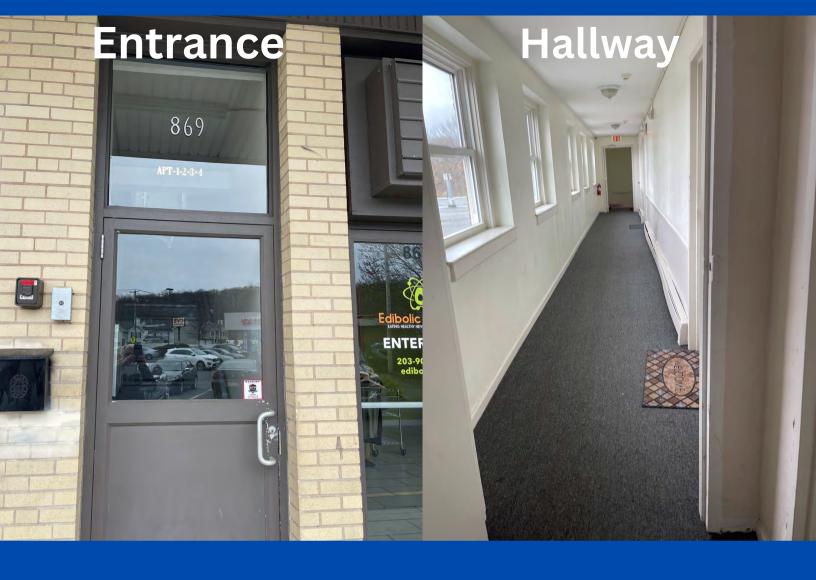
Woodlawn Duckpin Bowling



(240)

Randall's Restaurant





Apartments



Maps

