



**90 Nicoll St, New Haven, CT 06511-2622**

**Price:** \$498,900

**County:** New Haven **Area:** New Haven  
**Subdivision:** **Nghbrhd:** New Haven (102)  
**BD/FB/HB:** / **Location:**  
**PAR ID:** 1246615  
**Style:** 3updown - Unit(s) per Floor  
**SqFt:** 2630/Town Records **SqFt Below Gra:**  
**Year Built:** 1900  
**Acres:** 0.15/Public Records  
**Flood Zone:**  
**ADOM:** 92  
**Horse Prop:** No **# Gar:** 5  
**MLS:** N10203450

**REO:** No  
**Color:**  
**Pot. Shrt Sle:** No  
**Stories:** 3  
**Waterfront:** No  
**Trans Type:** Sale  
**Parking Spc:** 4  
**Status:** Active

**Zoning Info:** RM2  
**Assessed Value:** \$308,770  
**Mill Rt:** 41.55  
**Elem:** Worthington Hooker  
**Jr High:**  
**Photo Srvc Req/OptNo**

**Home Warr:**  
**Taxes:** \$12,829 **HOA:** False  
**Other Taxes:** No **Tax Phs In:** No  
**Middle:**  
**Sr High:** Wilbur Cross

**Remarks:** Exceptional opportunity for hard to find three family home in highly sought after East Rock Area. Currently fully leased with upside rent potential. Lovely, well maintained multifamily with private yard, 5 car garage, vinyl siding, and additional off street parking. Three - two bedroom/one bath units complete with hardwoods, newer appliances, and separate utilities. Very convenient to Yale making this an easy rent, and close to Orange and State Streets and their plethora of eateries and shops. Investors and owner occupants, come view this wonderful multifamily!

Unit Type	SqFt	# Vac	Rms	FB/HB	Rent	Status	Features
1 2 Bedrooms					\$1,300	Leased	
2 2 Bedrooms					\$1,160	Leased	
3 2 Bedrooms					\$995	Month to Month	

**Number of Units:** 3  
**Laundry Room Acc:** Basement Hook-Up  
**Laundry Room Info:** Lower Level

**Attic:** No  
**Energy:** None  
**Exterior:** Other  
**Exterior Feat:** Balcony, Garden Area  
**Garage:** 5/Lot, Off-Street, Parking Garage  
**Handicap Feat:** No  
**Included in Mo Rnt:** Building Maintenance, Garage, Grounds Maintenance, Parking, Snow Removal, Trash Removal, Water  
**Lot Desc:** Level Topography

**Cooling:** None  
**Heating:** Baseboard, Gas, Hot Air, Radiator  
**Water:** Public Water Available  
**Sewage System:** Public Sewer Connected  
**Undrgrd Fuel Tank:** No  
**Fuel:** Natural Gas, Oil  
**Fuel Tank Desc:** In Basement  
**Furnace Type:** Individual Unit(S)  
**Radon Mitigation System:** Air: No **Water:** No  
**Water Sewer Lien:** Neither **Est Annl Sew Assess:**  
**Furnaces - Number:**

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