



Listing

55 Harvard Avenue, Shelton, CT 06484

Status: **Coming Soon**

County: **Fairfield**

MLS#: **24086632**

Two Family For Sale

List Price: **\$375,000**

Active On: **05/13/2025** Orig. List Price: **\$375,000**

DOM:



Recent: **05/09/2025 : Coming Soon : ->SOON**

Walkscore is: - - 41

Car-Dependent - A few amenities within walking distance.

Multi Family Property Information

Potential Short Sale: **No**

Total # of Units: 2	Style: Units on different Floors	Total Rooms: 11	Bedrooms: 5	Bathrooms: 2 Full
Square Footage:	Estimated HEATED Sq.Ft. above grade is 1,800 ; total 1,800	Fireplaces:		
	Public records lists total living Sq.Ft. of 1,800 and has no gross basement area information.	Home Warranty Offered: No		
New Construction:	No/Resale	Year Built:	1800 (Public Records)	Color: Beige
Dir. Waterfront:	No	Acres:	0.30 (Public Records)	Zoning: R-3
Property Tax:	\$3,245	Mil Rate:	19.18	Assessed Value: \$169,190
				Tax Year: July 2024-June 2025

Unit Descriptions & Features

Unit	Est. SqFt.	Rooms	Beds	Full Baths	Part Baths	Rent/Month	Leased	Lease Expires	Occupant	Appliances Included
1		6	3	1	0	\$1,700	Monthly		Tenant	
2		5	2	1	0	\$1,350	Monthly		Tenant	

Features

Laundry Facilities:	All Units Have Hook-Ups, In each unit.		
Exterior Siding:	Vinyl Siding, Stone		
Construction Info.:	Frame	Foundation:	Stone
Attic:	Has Attic with, Access Via Hatch, Crawl Space		
Basement Desc.:	Partial, Partial With Hatchway, Unfinished, Concrete Floor, Dirt Floor, Interior Access		
Garage Spaces:	Parking Spaces: 3 Car		
Garage/Parking Type:	Off Street Parking, None		
Lot Description:	On Cul-De-Sac, Lightly Wooded, Sloping Lot		
Waterfront Feat.:	Not Applicable		
Exclusions:	Property is being sold as-is with tenants remaining in place.		
Radon Mitigation; Air	No, Water No		

Home Owners Association Information

Home Owner's Association:	No	Association Fee:
Association Fee Provides:		

Utility Information

Hot Water System	Natural Gas	Est. Annual Heating Cost:
Heat Type:	Hot Air, Fueled By: Gas In Street	Fuel Tank Location:
Cooling:	None	Radon Mitigation: Air No , Water No
Water & Sewer Service:	Private Well, Sewage System: Public Sewer Connected	

Financial Information

Gross Income:	Gross Operating Expense:	NET INCOME:
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School Information

Elem: Sunnyside	Interm: Perry Hill	Middle: Shelton	High: Shelton
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Public Remarks

Stability now, potential ahead... A solid investment opportunity in Shelton, this fully occupied two-family home is already generating reliable cash flow and is being sold in its current condition-priced accordingly. With long-term tenants in place, it's a performing asset from day one. The first unit is a duplex-style three-bedroom with an eat-in kitchen, full bath, and in-unit laundry. The second unit features two bedrooms and its own laundry as well. All photos reflect the condition of the property prior to the current tenant occupancy. Off-street parking and nearly a third of an acre of land, including a deep backyard, offer added value and future flexibility. While the property will benefit from updates over time, the fundamentals are strong. It's the kind of property that rewards a bit of vision-and those willing to invest in its next chapter. Tucked away at the end of a quiet cul-de-sac with quick access to Route 8, shopping, parks, and local amenities, this is a well-located asset in a steadily growing market. A rare chance to secure income now with room to build value ahead. Investors... take notice!

Marketing History

Current List Price:	\$375,000	Last Updated:	05/09/25	Off Market Date:		DOM:
Previous List Price:	\$375,000	Entered in MLS:	05/09/25	Bank Owned:	No	CDOM:
Original List Price:	\$375,000	Listing Date:	05/09/25			

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