

INVESTMENT OPPORTUNITY  
RESIDENTIAL OR COMMERCIAL

# For Sale By Owner

## Classic Greek Revival Home or Office

Winchester House  
445 Orange Street

New Haven, Connecticut 06511

One of the most prestigious historic buildings  
with convenient to Yale University

PRICE

**\$ 2,500,000**

BUILDING SIZE

**Approx. 5,000+ SF**

ON-SITE PARKING

**12+ Convenient Parking Spaces**



## 445 Orange Street / The William DeForest House, 1858 - One of New Haven's Most Storied Addresses

### THE PROPERTY

A distinguished Greek Revival property in New Haven's historic Orange Street district, **steps from Yale University**.

**Built in 1858** for Dr. William DeForest, a prominent New Haven physician, the property reflects the refinement of one of the city's most prestigious 19th-century residential corridors.

445 Orange Street is part of the Orange Street Historic District, which is **listed on the National Register of Historic Places** since 1985. 445 Orange Street offers rare architectural pedigree, historic recognition, flexible residential or office use, and 12+ parking spaces in the heart of New Haven.

*"Orange and Trumbull Streets emerged as the most fashionable section - some of the city's finest residences line this very corridor."*

- New Haven Preservation Trust



# FRONT & ENTRANCE

Winchester House | 445 Orange Street



# SIDE VIEW & DRIVEWAY

Winchester House | 445 Orange Street



*Side view & driveway — access to rear parking lot*



*Side view*

# CONVENIENT PARKING & GROUNDS

12+ Dedicated On-Site Spaces | 445 Orange Street



*Rear parking lot — 12 paved surface spaces*



*Overview from the end of the parking lot*



*Renovated Interior in move-in condition, featuring four custom fireplaces, chandeliers, custom ceilings, intricate crown molding, and wainscotting throughout*

# PRESTIGIOUS CONFERENCE ROOM

| 445 Orange Street



*Large conference room with TV and audio*

## Architectural Style

**19th century Greek Revival**, originally built 1858. Commanding white columns, baroque window heads, and brownstone front steps. Fully renovated in 2000 while preserving all original character.

## Mechanical & Systems

3 gas-fired forced hot air furnaces, 3 electric hot water heaters, central air conditioning, 200-amp electrical service, Thermopane windows, hardwired smoke detectors. WiFi and hard-wired computer/network system in place.

## Site & Parking

**0.22 acres** (9,473 SF). 47.7 ft frontage on Orange Street. **12+ dedicated paved parking spaces** to the rear - a rare and valuable asset in this neighbourhood.

## Interior Highlights

Original crown molding and wainscoting throughout. Fireplaces on multiple levels. Chandelier entry hall. 5 half-baths, kitchenette (1st floor), hardwood & tile floors, **part-finished basement (945 SF)**. Additional **large storage area on the 4<sup>th</sup> floor**.

## Office Configuration

**4,016 SF above grade across 2 full floors**. Multiple private offices, conference room, and reception area. Suitable for a single professional tenant or owner-occupier.

## Zoning

RM-2 (multi-family / office). The subject's use as professional office space is legally conforming. Permits professional offices, retail, and multi-family residential.

## Steps from Yale University

Located adjacent to Yale Campus, with immediate access to downtown New Haven and proximate to the entrance for I-91 and I-95, easy access.

## Premier Office & Residential Corridor

Orange Street is one of New Haven's most sought-after commercial and residential addresses for small professional offices. Historic character, quiet streetscape, convenient access to downtown and the courts.

## On-Site Parking is a Luxury

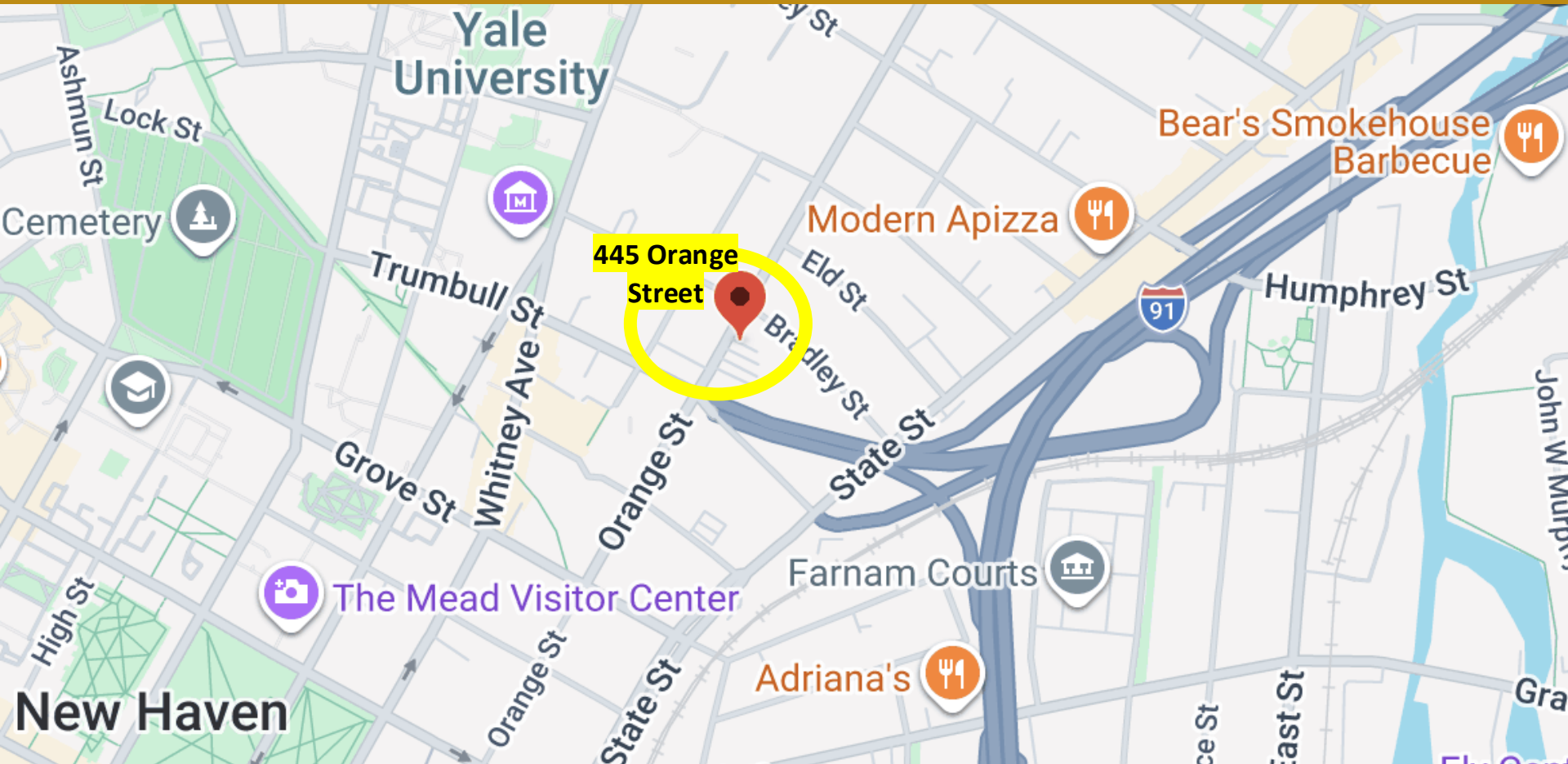
12 + dedicated paved parking spaces to the rear. A genuine rarity in this neighborhood. Off-street parking materially adds to tenant demand and property value.

## Healthy Market Fundamentals

New Haven home values +4.6% YoY (Zillow, March 2026). CRE cap rates stable (~7%, NH PCG Q4 2025). Orange Street corridor maintains 98%+ occupancy driven by Yale — distinct from broader New Haven office market.

# 445 Orange Street with short access to I91

445 Orange Street | New Haven, CT



# Optional Art Collection for Sale – Page 1

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# Optional Art Collection for Sale - Page 2

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WHY WINCHESTER HOUSE?

# A Rare Opportunity on New Haven's Premier Street

- ◆ Historic 1855 Greek Revival — beautifully renovated to Class A standard
- ◆ Steps from Yale University — New Haven's most reliable demand driver
- ◆ 12+ dedicated on-site parking spaces — a premium rarity in this corridor
- ◆ Flexible use: Owner-occupied single residence, or mixed-use professional offices
- ◆ Unique commercial and residential investment opportunity

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