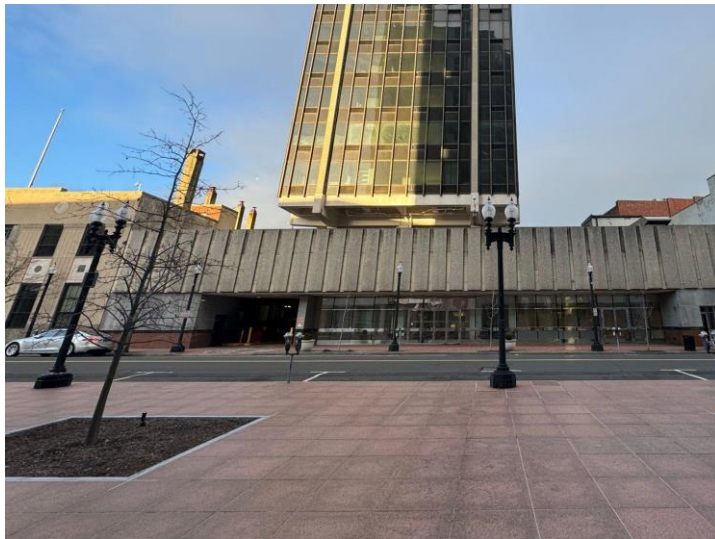




**HOULIHAN LAWRENCE**  
WARECK D'OSTILIO

New Haven \* Milford \* Woodbridge \* Branford \* Old Saybrook

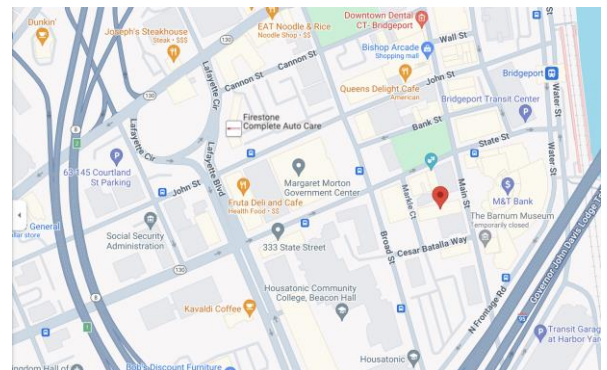
**2 GROUND FLOOR UNITS 1,550 & 225 +/- SF  
COFFEE SHOP & OFFICE/RETAIL  
855 Main Street, Bridgeport, CT 06604**



**FOR LEASE  
COFFEE SHOP: \$2,400  
OFFICE RETAIL: \$950**

**GROUND FLOOR COFFEE SHOP**

- Owner seeking coffee shop operator to lease newly ground floor space in newly renovated 120 unit residential building
- Access & Visibility from Street and Lobby
- Downtown location across from Barnum Museum
- Unparalleled visibility and signage from Street



**Houlihan Lawrence Wareck D'Ostilio**  
New Haven \* Milford \* Woodbridge \* Branford \* Old Saybrook



**HOULIHAN LAWRENCE**  
WARECK D'OSTILIO

**New Haven \* Milford \* Woodbridge \* Branford \* Old Saybrook**

**Property Information**

Total Building SF	203,292 SF
Available SF	1,550 +/- SF
Year Built	1966
Ceiling Height	N/A
City Water/Well	N/A
City Sewer/Septic	N/A
Loading Dock	N/A
Overhead Door	N/A
Construction	N/A
HVAC	Central Air
Electric	N/A
Column Spacing	N/A
# of Floors	11
Roof	Asphalt
Parking	Garage
Zoning	DCB
Environmental	N/A
Assessment	\$945,950
Taxes	N/A
Taxes / SF	N/A

**855 Main Street Bridgeport, CT**

Unique opportunity to get in on the ground floor (literally) of a newly renovated 120 unit residential conversion. With access and visibility from the street, this newly renovated space provides the foundation for a new business. Open you own coffee shop with a buildt in customer base. Available immediately

**Ken Ginsberg**  
Broker  
(203) 376-6266  
ken@kngrealty.com



174 Cherry Street  
Milford CT 06460  
(203) 701-4848

This document has been prepared by HLWD Commercial for advertising and general information only. HLWD Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. HLWD Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of HLWD Commercial and/or its licensor(s). ©2018. All rights reserved.

**Houlihan Lawrence Wareck D'Ostilio**  
**New Haven \* Milford \* Woodbridge \* Branford \* Old Saybrook**