



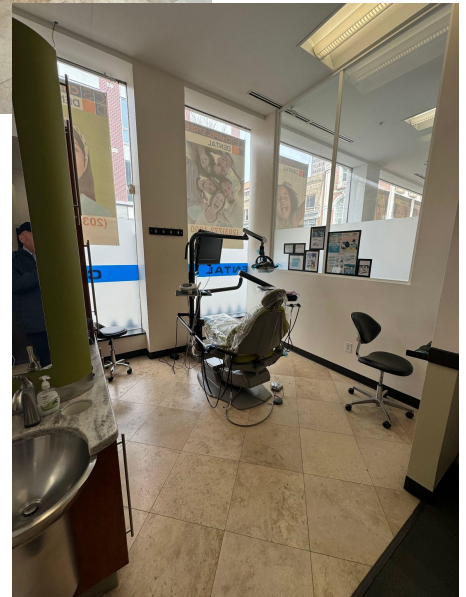
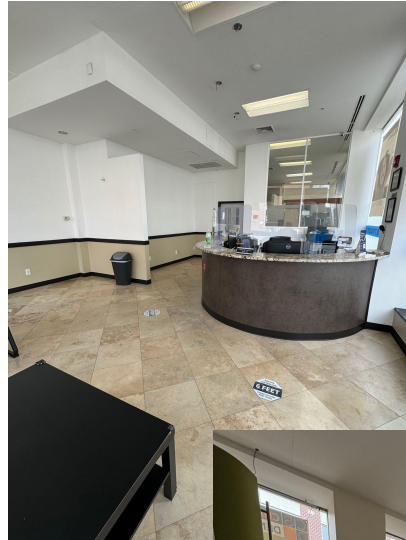
HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

2,408 +/- SF AVAILABLE FOR LEASE CORNER RETAIL

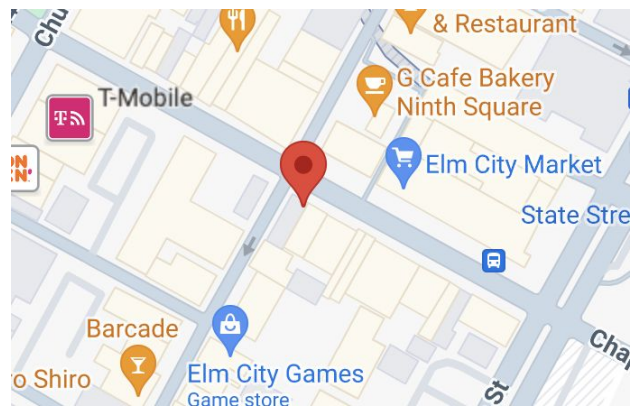
804 Chapel Street, New Haven, CT 06510



FOR LEASE
\$5,500/mo incl CAM & Taxes

CORNER STOREFRONT w
EXCEPTIONAL WINDOW SPACE
2,408 +/- SF

- Open Floor Plan w/ Rear Exit
- Prime Corner a Chapel and Orange.
- Located in a high traffic Vehicle & Walking area
- Extensive Window display area for Natural Light
- High Ceilings
- Across from new Residential Development
- Storage Area in Basement



Houlihan Lawrence Wareck D'Ostilio
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Property Information

Total Building SF	9,632 SF
Available SF	2,408 +/- SF
Year Built	1900
Ceiling Height	14'
City Water/Well	City Water
City Sewer/Septic	City Sewer
Loading Dock	No
Overhead Door	No
Construction	Concrete & Steel
HVAC	Central Air
Electric	200 Amp
Column Spacing	N/A
# of Floors	1
Roof	T&G/Rubber
Parking	NA
Zoning	BD1
Environmental	N/A
Assessment	\$312,900
Taxes	N/A
Taxes / SF	N/A

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Comments:

2,408 +/- SF Property already set up for dental office but can be used for retail. High foot traffic. Prime location and just steps away from Shoreline and State Street Train Station, Yale University, & an abundance of shops and restaurants. Dry basement space for storage included.

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