



HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

600+/- SF OFFICE SPACE AVAILABLE FOR LEASE

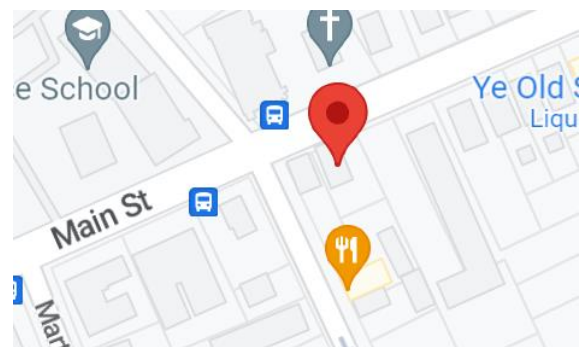
212 Main Street West Haven, CT 06516



600 +/- SF
FOR LEASE

\$1,000 / Month plus Utilities

- 600 SF +/- Retail or Office
- Could be hair or nail salon, or office
- Located near West Haven Green on Main Street near Zuppardi's Pizza
- Excellent visibility
- Large picture windows
- 2 Bathroom w shower
- Kitchenette
- Off Street Parking



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Property Information

Total Building SF	2,355
Available SF	600+/-
Year Built	1904
Ceiling Height	N/A
City Water/Well	City Water
City Sewer/Septic	City Sewer
Loading Dock	0
Overhead Door	0
Construction	Asphalt
HVAC	Forced Air
Electric	TBD
Column Spacing	N/A
# of Floors	1
Roof	Asph/F Gls/Cmp
Parking	Lot
Zoning	R4
Environmental	NA
Assessment	\$128,380
Mil Rate	45.60
Taxes	\$5,854
Taxes / SF	\$21.93

212 Main St, West Haven, CT 06516

Comments:

This space is perfect for a small office or retail space such as a hair or nail salon. The building is right on Main Street around the corner from world famous Zuppardi's Pizza. Visibility is excellent as there is only a sidewalk between the building and the street. The space is currently configured for a reception area in the front with an office in the back but the wall can be taken down to create an open floor plan. There are two, yes two bathrooms in this space, one with a shower! There is also a full kitchen. This space won't last long. A bargain at only \$1,000/mo plus utilities. Call Ken Ginsberg 203-376-6266.

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



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

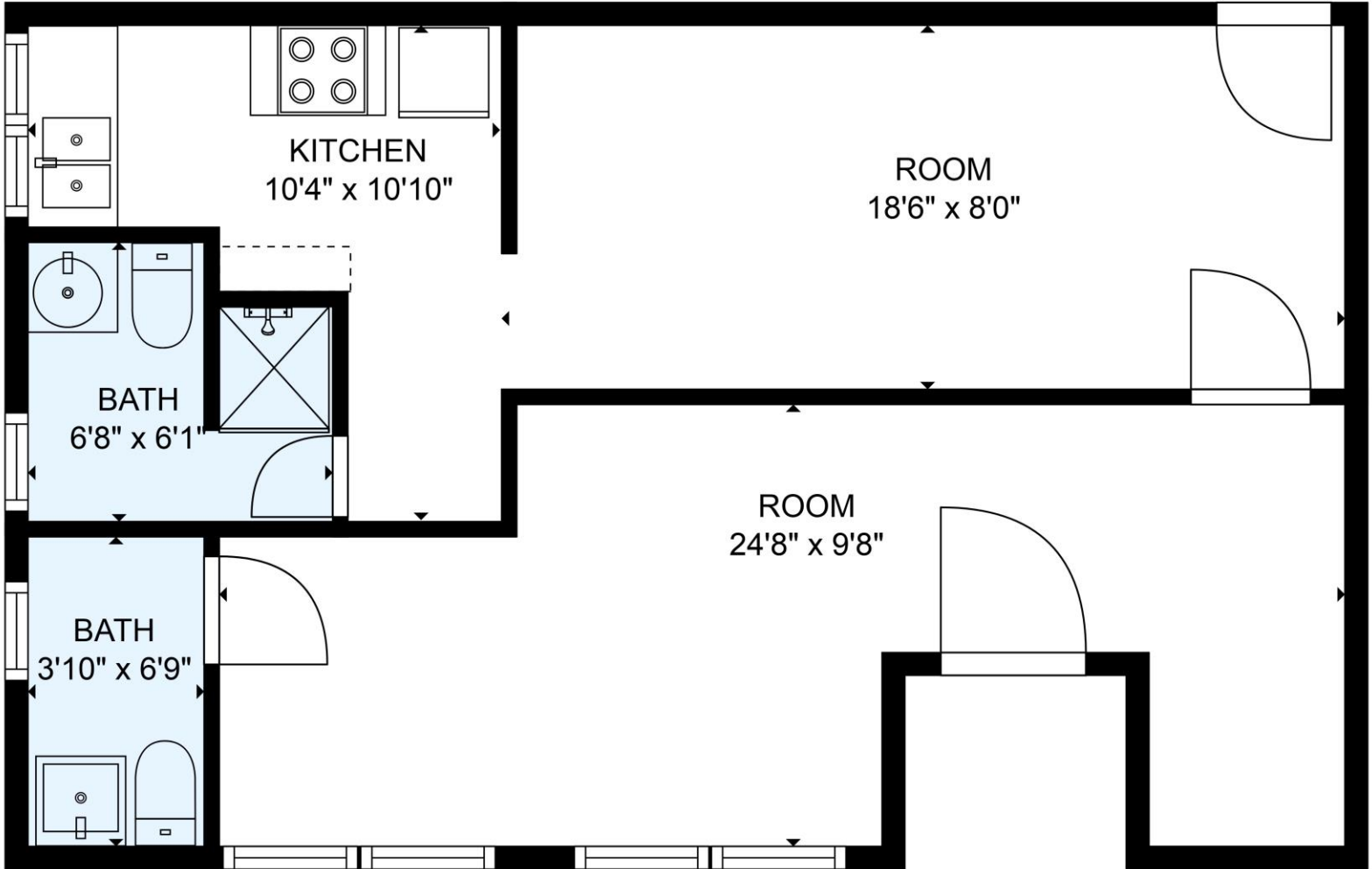
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RISE
VISUAL MEDIA

GROSS INTERNAL AREA
FLOOR 1: 496 sq. ft
TOTAL: 496 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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