



HOULIHAN LAWRENCE
WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

FOR LEASE

675 +/- SF 1st Floor Rear Studio

1 Grand Avenue Retail #3, New Haven, CT 06513



FOR LEASE
\$1,500 / mo plus Utilities

**Ideal for Retail, Office,
Artists' Studio, Commercial**

- 675 +/- SF Retail/ Office spaces overlooking the Quinnipiac River
- Open floorplan - 11' Ceilings
- Hardwood Floors
- Abundant natural light
- Windows face Grand Ave and the Quinnipiac River
- Off street Parking



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Property Information

Total Building SF	7,785 SF
Available SF	675
Year Built	1885
Ceiling Height	11 +/-
City Water/Well	City Water
City Sewer/Septic	City Sewer
Loading Dock	0
Overhead Door	0
Construction	Clapboard
HVAC	FA/HW/ST
Electric	TBD
Column Spacing	N/A
# of Floors	2.25
Roof	Flat
Parking	Paved
Zoning	BC
Environmental	NA
Assessment	\$704,410
Taxes	\$28,881
Taxes / SF	\$3.71

1 Grand Ave, Retail #3, New Haven, CT

Comments:

Unit #3 is 675 +/- SF for \$1,500/mo + Utilities. Retail/Office/Artist space is available for Lease. Located at the traffic light at the Grand Avenue Bridge. Plenty of windows overlooking the Quinnipiac River and is directly over the water. This unit has lots of natural light, hardwood floors and one parking space. Plenty of Charm & Personality for an art studio or calming office.

Ken Ginsberg
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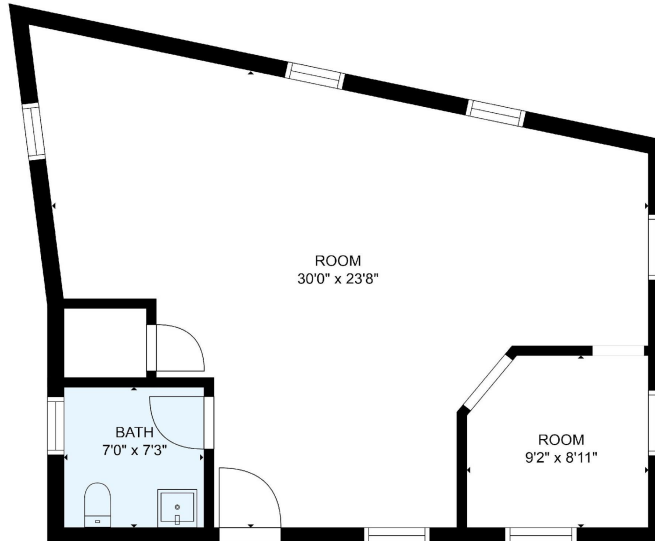
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Retail #3



RISE
VISUAL MEDIA

GROSS INTERNAL AREA
FLOOR 1: 675 sq. ft.
TOTAL: 675 sq. ft.

MEASUREMENTS ARE CALCULATED BY CURISCASA TECHNOLOGY, DEFINED HIGHLY RELIABLE BUT NOT GUARANTEED.