



HOULIHAN LAWRENCE
WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

Fully Equipped Restaurant & Lower Level Space w full Kitchen

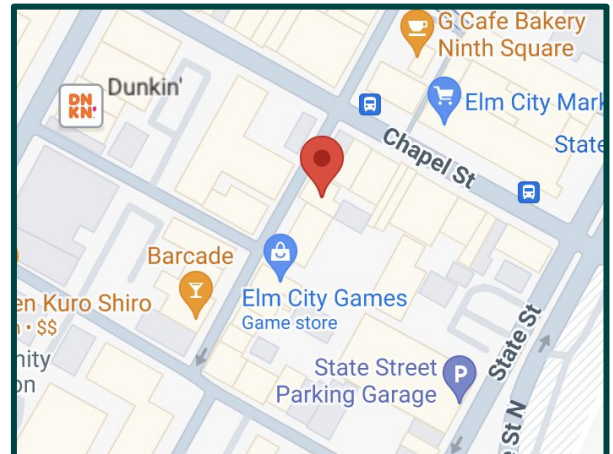
99 Orange Street, New Haven CT 06511



\$10,000/mo plus utilities

**2 Kitchens
Can be leased separately**

- Full Main Kitchen w/24' hood, concrete floors and grease trap
- Full lower kitchen w nightclub (former Banquet room w wine cooler)
- Folding doors for open air dining
- Antique style wooden bar
- Possible separation of lower level
- Hundreds of new apartments within blocks



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Property Information

Total Building SF	11,545 SF+/-
Available SF	3,536 SF +/-main level/ 2,312 SF lower level
Year Built	1900
Ceiling Height	N/A
City Water/Well	City
City Sewer/ Septic	Sewer
Sprinkler	NA
Loading Dock	N/A
Overhead Door	N/A
Construction	Wood
HVAC	Central AC
Electric Service	400amp
Gas	Natural
Column Spacing	N/A
# of Floors	2
Parking	Parking lot nearby
Bathrooms	2 – upstairs & downstairs
Frontage	0
Zoning	BD1
Assessment	\$322,210
Environmental	N/A
Mill Rate	N/A
Taxes	N/A
Condo Fees	N/A

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Comments: Former restaurant with full upstairs kitchen and hood fan and full lower kitchen with 10' hood fan. Folding doors allow for open air dining. Owner does not want niteclub. Prefers restaurants. Fantastic price in the hottest area of downtown. Hundreds of new apartments nearby.

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

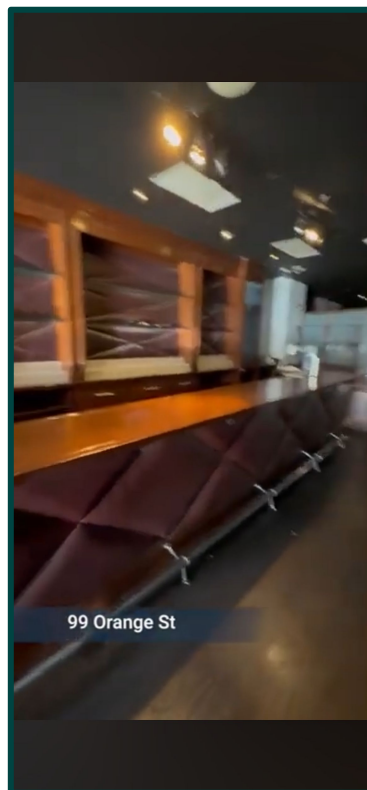
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