



HOULIHAN LAWRENCE

WARECK D'OSTILIO

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

## FOR LEASE

### 570 SF Retail/Office off Whalley Ave

### 154 Westerleigh Ave New Haven, CT



**FOR LEASE**  
**\$1,000 / mo plus Utilities**

**Office/Retail**  
**Open floor plan**

- 570 SF open floor plan w ensuite bathroom
- Great Visibility from Westerleigh Rd
- Abundant natural light w open window
- Directly across from McGills Service Center
- On Street Parking
- Ideal for office or retail



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### Property Information

Total Building SF	4,368 SF
Available SF	570
Year Built	1950
Ceiling Height	10' +/-
City Water/Well	City Water
City Sewer/Septic	City Sewer
Loading Dock	0
Overhead Door	0
Construction	Brick
HVAC	Forced Hot air
Electric	TBD
Column Spacing	N/A
# of Floors	2
Roof	Flat
Parking	On Street
Zoning	BA
Land Size	0.06 acres
Assessment	\$301,140
Taxes	13,189.93
Taxes / SF	\$3.20

### 154 Westerleigh Ave New Haven, CT

**Comments:**

Visibility from Whalley Avenue across from McGills Garage and next door to the Martial Arts Studio. Open floor plan for retail or office with ensuite bathroom. Off Street parking for one car and plenty of on street parking. Convenient to stores and restaurants. Close to entrance and exit to Route 15.

**Ken Ginsberg**  
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