

PRICE REDUCED!

FOR LEASE OR SALE 13,570 SF on 4.0 Acres
RESTAURANT OR RESIDENTIAL



1565 Middletown Avenue, Northford Connecticut 06472 New Haven County

AVAILABLE SPACE

AVAILABLE SF: **13,570 SF**
MINIMUM AVAIL: **13,570 SF**
AVAIL WHEN: **Immed.**
STATUS: **Vacant**

BUILDING INFORMATION

GROSS BLDG SIZE: **13,570 SF**
YEAR RENOVATED: **2005**
YEAR BUILT: **1969**
CEILING HEIGHT: **10+ FT**
ZONING: **R-40**
ACRES: **4.0 acres**

PARKING

PKG SPACES **Ample**
PKG TYPE **Lot**



COMMENTS: 4 acres of land with 13,570 SF restaurant building for lease or sale. Lease with option to purchase may be available. Three levels featuring four fireplaces. Lower level ideal for receptions or events.

FINANCIAL DETAILS

SALE PRICE: \$750,000.00	LEASE PRICE: \$6.50 PSF	LEASE TERMS Absolute NNN
ASSESSMENT: \$444,220.00	RE TAXES: \$11,528.00	

PROPERTY SPECIFICATIONS

HEATING: Oil	COOLING: Central Air
SEWER/SEPTIC: Septic	WATER: Well

NOTES: Propane on-site as well as large walk in cooler.



FOR FURTHER INFORMATION CONTACT:

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