



# FOR LEASE

## Price Reduced!!

### 5,000+SF Fully Equipped Restaurant

### 385 Boston Post Road, Orange, CT 06477

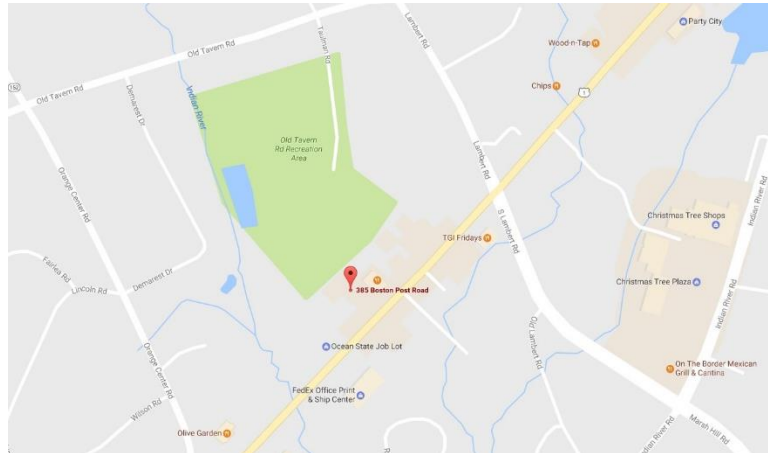


- Fully Equipped Restaurant
- No expense spared in the detail
- 95 Car parking
- High traffic location on Rte 1

**5,000+SF Fully Equipped Restaurant**

**RLWD Commercial**  
**174 Cherry St**  
**Milford, CT 06460**  
**Ph: 203-701-4848**  
**Fax: 203-876-9709**

**LEASE: \$11,000/mo NNN**



**Kenneth Ginsberg 203-376-6266 Ken@kngrealty.com**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. RLWD, LLC, is not responsible for misstatement of facts, errors or omissions.



## PROPERTY INFORMATION



|                    |                 |
|--------------------|-----------------|
| Total Building SF  | 17,829 +/- SF   |
| Available SF       | 5,000+ SF TBD   |
| Year Built         | 1950/2007       |
| Ceiling Height     | 14'             |
| City Water/Well    | City Water      |
| City Sewer/ Septic | City Sewer      |
| Sprinkler          | Yes             |
| Loading Dock       | 0               |
| Overhead Door      | 0               |
| Construction       | Concrete/Block  |
| HVAC               | Forced Air Unit |
| Electric Service   | 400 AMP         |
| Gas                | City            |
| Column Spacing     | N/A             |
| # of Floors        | 1               |
| Roof               | Flat Stl Truss  |
| Parking            | 95 spaces       |
| Land Area          | 1.38 Acres      |
| Bathrooms          | Multiple        |
| Frontage           | 220'            |
| Zoning             | C-2             |
| Assessment         | \$969,300       |
| Environmental      | N/A             |
| Mill Rate          | 31.2            |

### **Comments:**

Former Bear & Grill Restaurant. Fully Equipped Kitchen ready to open. No expense spared in every detail of this Rustic Atmosphere Restaurant. Plenty of Parking and Great Visibility from the street. Price just reduced to lease immediately.

Directions: Lambert Road to Boston Post Road.

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