



FOR LEASE

1,438 SF RESTAURANT

185 Derby Avenue, New Haven, CT



- 1,438 SF Restaurant
- Corner Location
- Possible Drive Thru
- 20,800 CPD -30,100 CPD
- Near Yale University Hospital & Yale Bowl

1,438 SF Restaurant
Corner of Rte 34 & Blvd
Yale Bowl & YNH
Possible Drive thru
Fast Food location

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

LEASE: \$4,000/mo NNN



Ken 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	1,573 SF
Available SF	1,438 SF
Year Built	1940
Ceiling Height	9' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	None
Loading Dock	0
Overhead Door	0
Construction	Vinyl siding
HVAC	Central
Electric Service	400 AMP 3 phase (TBV)
Gas	Yes
Column Spacing	N/A
# of Floors	1
Roof	T&G/Rubber
Parking	
Frontage	47' +/- and 47' +/-
Zoning	BA
Assessment	\$144,130
Environmental	N/A
Mill Rate	41.55
Taxes	\$5,988.60

Comments: Prime location in the heart of downtown New Haven. Just blocks away from Yale University Hospital and Yale Bowl. Easy access to I-95 Connector.

Directions: Chapel Street to Derby Avenue

Ken 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 Commercial, LLC, is not responsible for misstatement of facts, errors or omissions.