

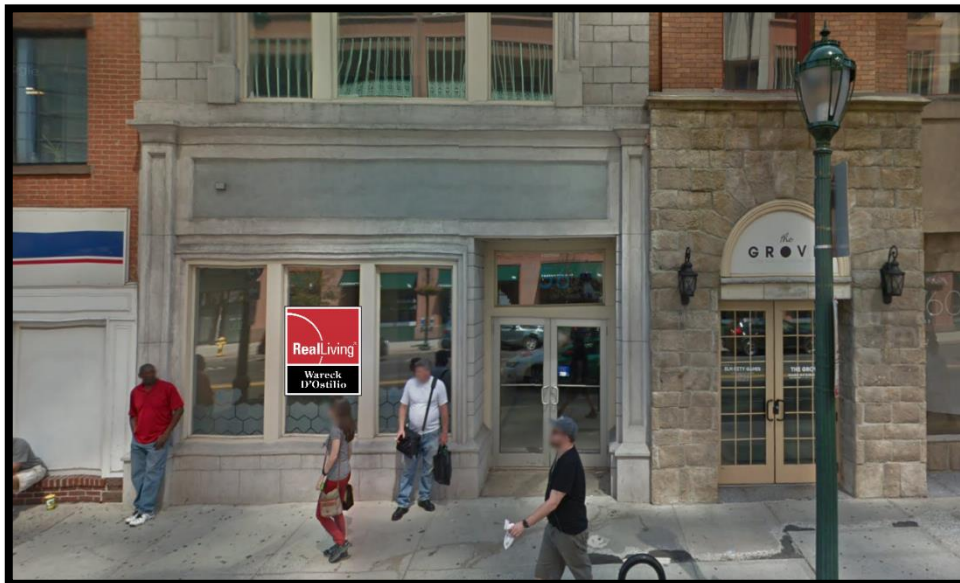


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New Haven * Milford * Woodbridge * Branford

**AVAILABLE FOR LEASE
2,244 SF PRIME RETAIL SPACE**

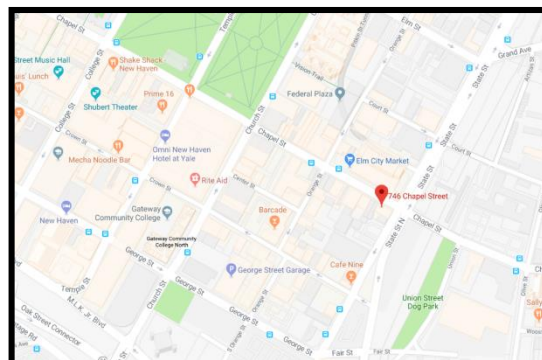
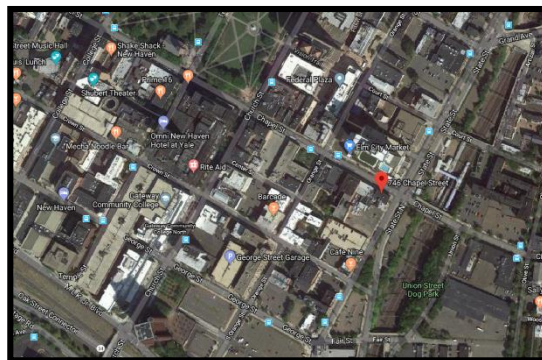
756 Chapel Street, New Haven, CT



For Lease: \$18/SF NNN

**2,244 SF Ideal Retail Space
Across from Luxury Apt Building
High Foot Traffic Location**

- 2,244 SF Prime Retail Space
- Formerly a Cafe
- Direct Frontage on Chapel Street
- Prime Location just steps from Yale University & State St Train Station
- Across from Luxury Apt Building
- Easy Access to I-91 & I-95
- Ideal for Retail, Coffee Shop, or Deli
- Basement available (discounted rent)



Real Living Wareck D'Ostilio

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Property Information

Total Building SF	3,812 SF
Available SF	2,244 SF
Year Built	1900
Ceiling Height	11' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Loading Dock	0
Overhead Door	0
Construction	Brick/Masonry
HVAC	Heat/AC Packages
Electric Service	Yes
Gas	Yes
Column Spacing	N/A
# of Floors	3
Parking	None
Bathrooms	TBD
Frontage	22' +/-
Zoning	BD-1
Assessment	\$378,840
Environmental	TBD
Mill Rate	41.55
Taxes	\$15,740.80

756 Chapel Street, New Haven CT

Comments: 2,244 SF Retail Space (formerly a café) available for lease with frontage on Chapel Street. Space is located across from a new luxury apartment building. For lease at \$18/SF NNN. Prime location; just steps away from State Street Train Station, Yale University, & an abundance of shops and restaurants. Access to I-91 & I-95.

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Floor Plan

