



HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven * Milford * Woodbridge* Branford * Old Saybrook

1,100 SF RETAIL SPACE AVAILABLE FOR LEASE

966 State Street, New Haven, CT 06511



RETAIL SPACE FOR LEASE

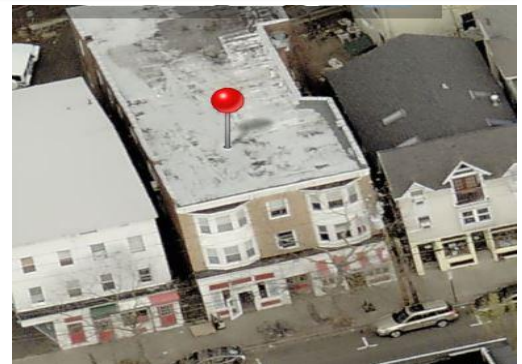
1,100 SF

\$1,900 / month plus Utilities

Ideal for:

Small Retail Shop, Coffee Shop, Café, Deli,
Convenience Store

- Easily adapted for Kitchen use (no hood or grease trap)
- Move-in ready
- Great spot for a Neighborhood Retail or Coffee Shop
- Located on busy State Street
- Situated between Edwards & Bishop Streets



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Property Information

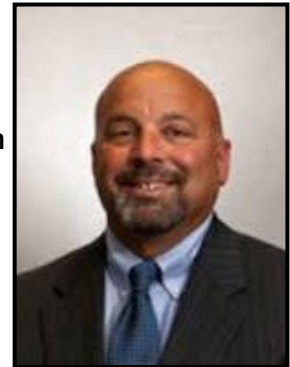
Total Building SF	7,970
Available SF	1,100
Year Built	1900
Ceiling Height	10'
City Water / Well	City Water
City Sewer / Septic	City Sewer
Sprinkler	No
Loading Dock	No
Overhead Door	No
Construction	Masonry
HVAC	Electric Baseboard/Partial A/C
Electric Service	TBD
Gas	No
Column Spacing	N/A
# of Floors	2
Land Area	0.11 Acres
Parking	On Street
Bathrooms	Average
Frontage	40'
Zoning	BA
Assessment	\$543,970
Environmental	TBD
Mill Rate	43.88
Taxes	\$23,869
Taxes / SF	\$3.00

966 State St, New Haven, CT

Comments:

This 1,100 SF Retail space is a great location for a retail or a coffee shop. No hood fan currently but can be added at Tenant's expense. Plenty of foot traffic and street parking. Located on busy State St between Edwards & Bishop Streets.

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