



COMMERCIAL New Haven * Milford * Woodbridge * Branford * Old Saybrook

RESTAURANT and RETAIL / OFFICE AVAILABLE FOR LEASE

21-27 Essex Rd, Westbrook, CT 06498



1 SPACE LEFT FOR LEASE

Restaurant - 1,392 SF @ \$1,850 / mo. NNN

Retail / Restaurant - 820 SF @ \$1100 / mo.

Ideal for:

**Pizza Parlor, Small Restaurant, Coffee Shop,
Café, Bakery, Ice Cream Parlor, Deli, Market,
Office, Gift Shop**

- **Zoned for restaurant (very rare)**
- **Located at intersection of Rtes. 1 and 153**
- **Directly across from the Westbrook Green**
- **Downtown Historic area**
- **High Visibility – both foot & vehicle traffic**
- **Centrally located and easily accessed from Exit 65 off I-95**





Property Information

Total Building SF	4,306
Available SF	1,392 & 820 SF
Year Built	1900
Ceiling Height	10'
City Water / Well	City Water
City Sewer / Septic	Septic
Sprinkler	No
Loading Dock	No
Overhead Door	No
Construction	Masonry
HVAC	Forced Hot Air/ A/C (new 2/2020)
Electric Service	200 amps
Gas	Natural
Column Spacing	N/A
# of Floors	3
Land Area	0.64 Acres
Parking	Paved, Parking Lot
Bathrooms	Average
Frontage	180'
Zoning	CTC
Assessment	\$215,110
Environmental	TBD
Mill Rate	24.67
Taxes	5,307
Taxes / SF	\$1.23

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Comments:

The smaller 820 SF space was formerly a deli, but is suitable for a pizza, ice cream shop or small office or gift shop. Sump pump installed in March 2020. Both buildings had their septic tanks cleaned in that month as well. High visibility in this historic downtown area makes either of these spaces valuable to locals as well as vacationers.

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