



# COMMERCIAL

New Haven \* Milford \* Woodbridge \* Branford

**AVAILABLE FOR LEASE**  
**4,192 SF NEWLY REFIT RESTAURANT**

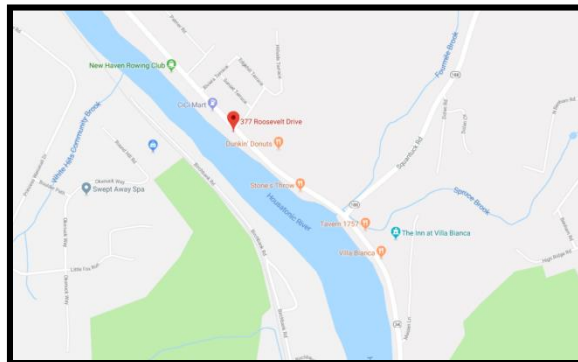
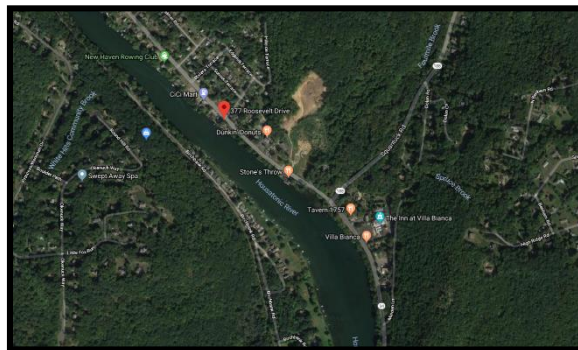
**377 Roosevelt Drive, Seymour, CT**



**FOR SALE: \$600,000**

**4,192 SF Restaurant**  
**Completely Remodeled**  
**New Parking Area – New Deck**  
**Sweeping Views of the Housatonic**

- 4,192 SF building recently renovated into a beautiful Restaurant
- Sweeping views of the Housatonic
- Features vaulted ceilings, banquet room, new deck, & new parking area
- Possible dock



**Real Living Wareck D'Ostilio**

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## Property Information

Total Building SF	4,192 SF
Available SF	4,192 SF
Year Built	1961
Ceiling Height	10' and vaulted
City Water/Well	City Water
City Sewer/ Septic	Septic
Sprinkler	TBD
Loading Dock	N/A
Overhead Door	N/A
Construction	Frame
HVAC	Forced Air/Central AC
Electric Service	200 AMP (new to be confirmed)
Gas	Oil
Column Spacing	N/A
# of Floors	2
Parking	26
Bathrooms	HC
Frontage	120'+/-
Zoning	RC-3
Assessment	\$202,930
Environmental	TBD
Mill Rate	32.83
Taxes	\$6,662.19

## 377 Roosevelt Drive, Seymour CT

**Comments:** 4,162 SF restaurant, currently completing renovations with sweeping views of the Housatonic Marina. Features vaulted ceilings, banquet room, new deck, new parking area, and possible dock. High visibility waterfront property with views of the Housatonic. Back in its days, this was a very busy and profitable spot with boats coming from all over to listen to bands, eat and drink.

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