



# 118 GRAND AVENUE

NEW HAVEN

2,000 SF OF RETAIL/OFFICE/HOSPITALITY SPACE IN A MULTI-TENANT STRIP CENTER ON GRAND AVENUE

**\$2,975.00/Month +Utilities**

## FOR LEASE

For Lease: 2,000 SF of Retail Space in a multi-tenant strip center on busy Grand Avenue in New Haven. Other tenants include a popular Chinese restaurant, a pizzeria and a tobacconist. High profile location on a major cross-town avenue with lots of neighborhood foot traffic, public transportation & a car count of 6,600 cars/day. Many other businesses, stores, shops, restaurants & services close by. Currently configured as a tavern, but may be converted to retail or office/retail. Mostly open floor plan with 2 lavs. Full basement for additional storage. \$2,975.00/Month + Utils.

**Present Use: Former Tavern**

**Potential Use: Retail, Office, Hospitality**

### AVAILABILITY

SF Available:	2,000	Ceiling Height:	10	OH Doors:	0
SF Available Office:		Ceiling Height:	10	Truck Docks:	0
Minimum Subdivide:	2,000				

### BUILDING INFORMATION

Stories:	1	Ceiling Height:	10'
First Floor Area:	5,029	Ceiling Height:	
Second Floor Area:		Ceiling Height:	
Third Floor Area:		Ceiling Height:	
Other Floor Areas:		Ceiling Height:	
Office Area:			
Total Floor Area:	5,029		
Overhead Doors:	0	Size:	
Truck Dock(s):	0	Size:	
Year Built:	1900		
Condition:	Good		
Construction Type:	Masonry		
Roof:	Flat, T&G		
Lin. Ft. Clear Span:			

### LAND

Lot(s):	1	Frontage:	107'
Area SF:	21,344	Depth:	50'
Acres:	.49	% Land Coverage:	
Parking:	Ample	% Building Coverage Permitted:	
Zoning:	BA	Condition of site:	Level, Dry

### ASSESSMENT

Land:	
Building:	
Total:	
Mills:	
Taxes:	

### TRANSPORTATION

Bus Service:	Yes
Distance:	Street
Turnpike:	
Exit:	
Distance:	

### UTILITIES

Water:	Municipal
Sewer:	Municipal
Gas:	PubCT

### POWER

Volts:	110
Amps:	200
Phase:	1

### MECHANICAL EQUIPMENT

Elevator Size:	NA
Heating:	Gas Hot Air
Air Conditioning:	None
Sprinkler:	None
Other Equipment:	



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