

**SALE OR LEASE
1.9 ACRE WATERFRONT
DEVELOPMENT OR RESTAURANT**

Press|Cuzzo
REALTORS
Commercial Services



**RESIDENTIAL/COMMERCIAL
MIXED-USE WATERFRONT
DEVELOPMENT LOCATION**

**505 Whitfield Street
Guilford, CT**

Offered Exclusively By:

**Stephen Press, SIOR
203.288.1900 x123
spress@presscuzzo.com**

Press|Cuzzo Commercial Services | 2751 Dixwell Avenue | Hamden, CT 06518
www.presscuzzo.com

The information above is offered subject to errors, omissions, price change, prior sale, lease or withdrawal from market.

OVERVIEW

505 WHITFIELD STREET

PRIME WATERFRONT LOCATION

Waterfront
Restaurant Facility or
Development
Opportunity

PROPERTY HIGHLIGHTS

- Direct Waterfront
- Free Standing Single Story 6,358 SF Building
- Built 1962-renovations over the years
- Spacious Bar/Dining Room & Patio Seating
- Potential Development Site
- Real Estate Taxes: \$22,000

PROPERTY SUMMARY

- Furniture, Fixtures & Equipment can be made available
- Zone: C-2
- City Water, Septic
- Gas and Electric HVAC
- Ample On-Site Parking



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OVERVIEW

505 Whitfield St., Guilford offers an excellent opportunity for a new owner operator to take advantage of this waterfront restaurant.

Offered For Sale: Unpriced
Or For Lease at: \$15,000/monthly NNN

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A unique restaurant or development opportunity, directly on Guilford Town Marina, minutes from Guilford's Historic Town Green, I-95 & the Shoreline East Train Station. Village setting with Long Island Sound Views.



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INTERIOR PHOTOS

Waterfront
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INTERIOR PHOTOS



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Patio & Kitchen Area Photos

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EXTERIOR AND AERIAL PHOTOS

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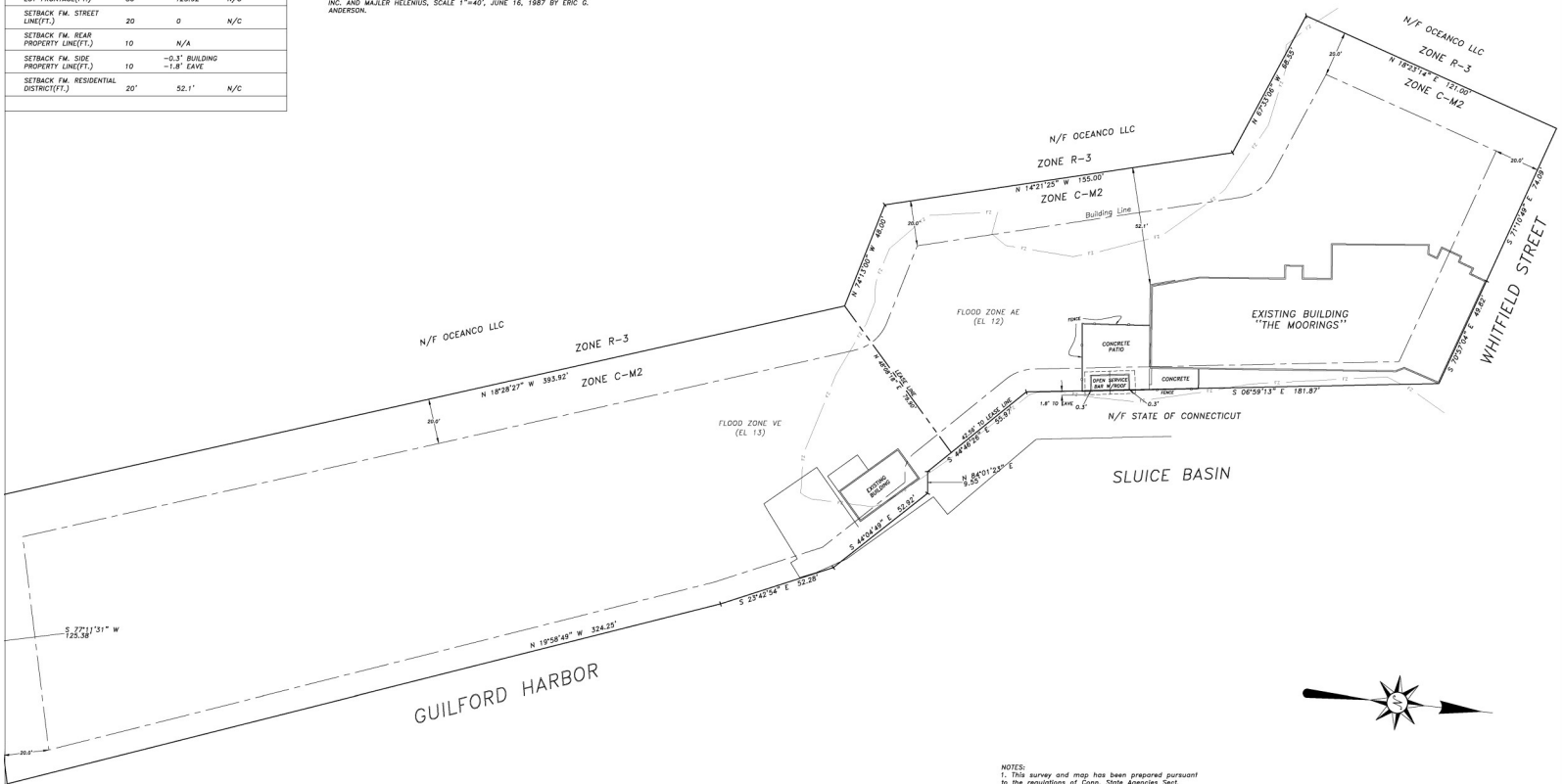
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Waterfront Restaurant Facility or Development Opportunity

ZONING DATA - ZONE C-2M			
ITEM	REC'D.	EXISTING	PROPOSED
AREA (S.F.)	10,000	82,300±	N/C
LOT SHAPE(FT.)	80	120±	N/C
LOT FRONTAGE(FT.)	80	123.92	N/C
SETBACK FM. STREET LINE(FT.)	20	0	N/C
SETBACK FM. REAR PROPERTY LINE(FT.)	10	N/A	
SETBACK FM. SIDE PROPERTY LINE(FT.)	10	-0.3' BUILDING -1.8' EAVE	
SETBACK FM. RESIDENTIAL DISTRICT(FT.)	20'	52.1'	N/C

REF. MAPS:
 1. PROPERTY OF HOPE N. MILLER, BRADFORD A. MILLER, LINDA M. YOUNGS, ALISON H. MILLER AND JAMES M. MILLER, GUILFORD, CONNECTICUT, SCALE 1"=40', MARCH 15, 1973 BY ERIC G. ANDERSON.
 2. BUILDING LOCATION MAP, PROPERTY OF GUILFORD REALTY, INC., SCALE 1"=40', AUGUST, 1988 BY ERIC G. ANDERSON.
 3. MAP SHOWING PROPERTY TO BE TRANSFERRED BETWEEN GUILFORD REALTY, INC. AND MAJER HELENUS, SCALE 1"=40', JUNE 14, 1987 BY ERIC G. ANDERSON.



NOTES:
 1. This survey and map has been prepared pursuant to the regulations of Conn. State Agencies Dept. 20-300B-1 - 20-300B-20 and the "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" as adopted by the Conn. Association of Land Surveyors, Inc. on September 29, 1994.
 a. Type - ZONING LOCATION SURVEY
 b. DEPENDENT RESURVEY OF REF. MAP
 c. CLASS A-2
 2. Bearings Approx. Conn. Coordinate Grid System
 3. Assessor's Map 29 Lot 107
 4. Zone - C-2M
 5. Property is within 100 Year Flood Hazard Zones AE (EL12) and VE (EL13) as shown hereon.
 To My Knowledge and Belief, this Map is substantially correct as noted hereon.
 Todd K. Anderson L.S. 761E4

ZONING LOCATION SURVEY
 FOR
 "THE MOORINGS"
 505 WHITFIELD LLC
 505 WHITFIELD STREET ~ GUILFORD, CONNECTICUT

SCALE 1"=20'

DATE: MAY 22, 2017

ANDERSON ENGINEERING & SURVEYING ASSOCIATES
 1084 BOSTON POST ROAD
 GUILFORD, CONN. 06437
 203-453-5084

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Broker

**Delivering Results
For over
40 Years**



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Principal**

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Stephen Press, SIOR, Company Co-Principal and Broker of Press/Cuozzo Realtors, has been successfully marketing special properties since 1977. Stephen provides seller/buyer and tenant/landlord representation services to many of the area's well-known companies and directs Press/Cuozzo Commercial Services' commercial and investment sales team with assisting clients in the acquisition and disposition of various types of properties. Stephen and the team have been recipients of numerous annual Commercial and Investment Division Deals of the Year Awards for both sales and leasing transactions.

Stephen is a member of the Society of Industrial and Office Realtors and the New Haven Middlesex, Connecticut and National Associations of Realtors. As a member of the New Haven Middlesex Association of Realtors, he served on numerous committees and held various association offices before becoming its president in 1992. Stephen was named Realtor of the Year in 2003.

For his work in the civic arena, Stephen was awarded the Business New Haven Community Service Award in 2002.



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