



Exclusive Agent = Associate Broker:
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AVAILABLE FOR LEASE- SUBJECT PROPERTY SUITE WITH OR WITHOUT RESTAURANT – 1,416 sq ft
 Lease = Reasonable offers will be considered
 970 Newfield Avenue, Middletown, Connecticut

Offers to Lease – Lease Offering Available at grade only – 1,416 sf

Property – Existing Property - Adaptive Reuse Plans – Not For Lease/For Lease

Upper Level = 2 nd Flr-APARTMENT	1,416 square feet – leased long -term - NOT FOR LEASE
At Grade North = 1 st Flr RETAIL:	2,420 sq ft—at grade north – liquor store=NOT FOR LEASE
<u>At Grade South = 1st Floor RETAIL:</u>	<u>1,416 square feet - at grade south – FOR LEASE</u>
Existing Building – Total:	4,336 square feet

Land – 0.43-acres; Zoning – Newfield Street Corridor Zone (NPC); Date of Construction –1949

Property – Existing Property - Adaptive Reuse Plans – For Lease

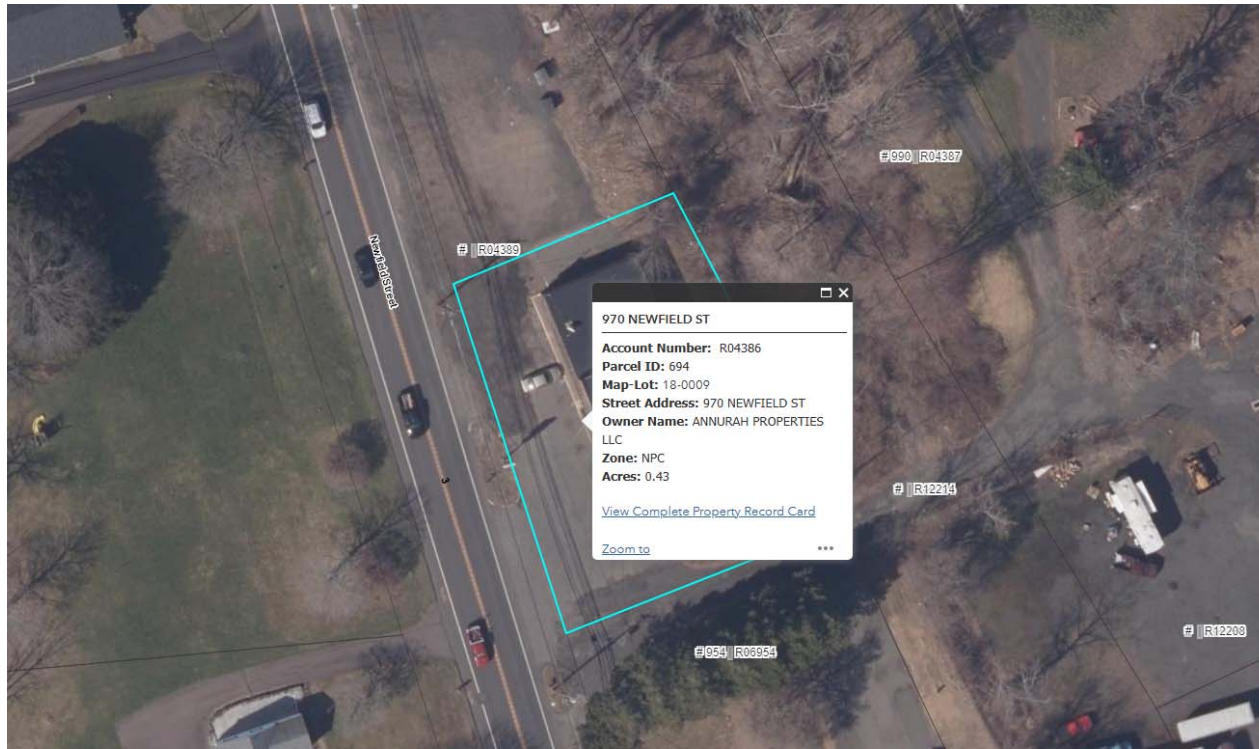
<u>Category</u>	<u>\$ PSF/YR</u>	<u>\$ PSF/Month</u>
Base Rent Asking Rate	\$ 21.20 psf/yr	\$ 2,500 per month

Escalations - \$0.50 per square foot pear year
 Capital Expenditures - None
 Term Minimum – 3 years; 3-10 years available

Pyramid Real Estate Group | 500 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

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970 NEWFIELD STREET, MIDDLETOWN, CT – SUBJECT PROPERTY – AERIAL PHOTO – 1 OF 2; LAND AND BUILDING –
TOTAL PROPERTY - 4,336 SF OF BUILDING AND 1.18-ACRES OF LAND (0.77-AC + 0.41 AC = 1.18 ACRES)



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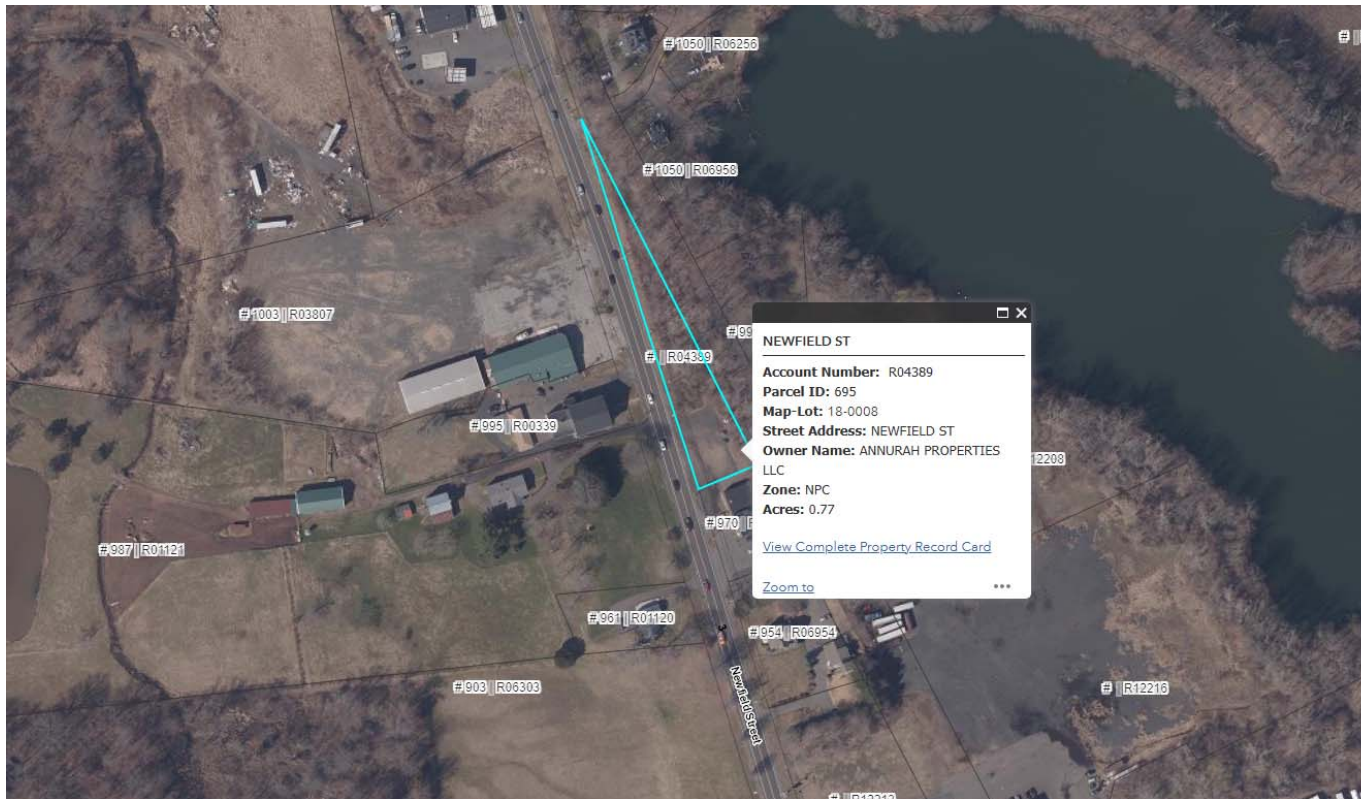
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