

**FOR SALE: FREESTANDING COMMERCIAL BLDG.
8,100 SF +/- BANQUET FACILITY ON .45 +/- ACRES
37 Orlando Street, West Haven, CT**



COLONIAL PROPERTIES



BUILDING INFORMATION

Sale Price:	\$1,250,000
Year Built:	1928
# of Buildings:	1
Building Size:	8,099 SF +/-
Acreage:	.45 +/-
RE Taxes:	\$8,832/Year Total
Zoning:	R3
Parking:	150
Utilities:	Public

HIGHLIGHTS

- Seating capacity for 200 on main level & 97 on lower level
- Class II level food service license
- 36 car parking lot with 2 handicap spaces & additional 112 spots on Marginal Drive



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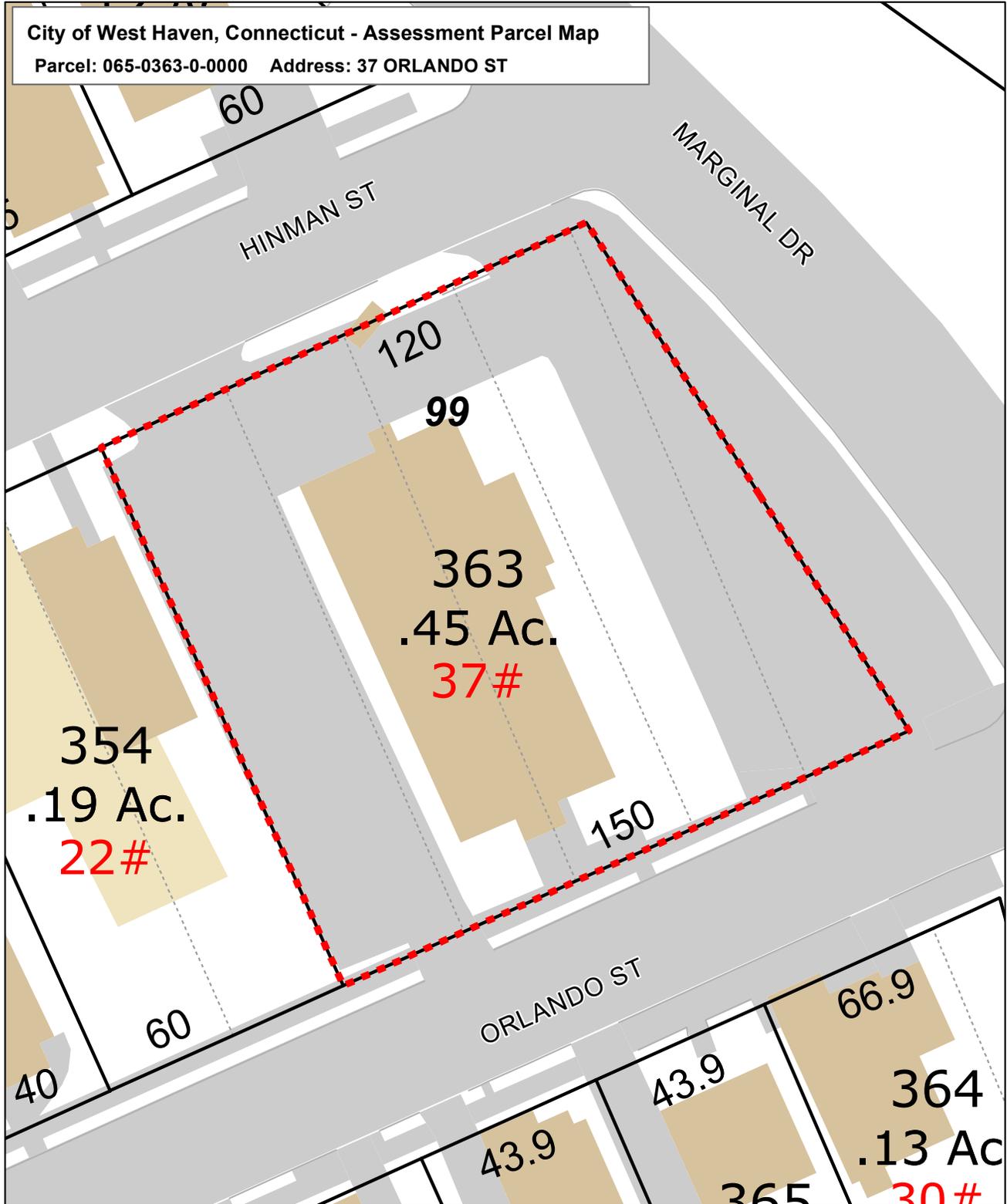
EQUIPMENT LIST

- Two Convection Ovens
- Two Wolf Ovens
- Two Commercial Refrigerators
- Stainless Steel Table(s)
- Little Dipper Grease Trap
- Indoor Tables and Chairs for BOTH floors
- Interior Furniture (Bridal Room)
- Pool Table
- Television(s)
- Wall Pictures and Decorations
- Interior Sound and Lighting
- Security Cameras
- Outdoor Furniture and Umbrellas
- Patio Planters
- Patio Grill and Heaters

DESCRIPTION

8,100 +/- sq.ft. Banquet Facility on .45 +/- acres, this facility is well-equipped and ready to host various events or gatherings. The combination of indoor and outdoor spaces, along with amenities like stage area, commercial kitchen(s) and multiple bars, makes it versatile for different types of occasions, with a seating capacity of 200 on main level and seating capacity on lower level of 97, fully equipped commercial kitchen with Class II food service license. Two full service wet bars and multiple outdoor patio areas. Building Fully Renovated in 2010 and Roof replaced in 2015. Fully Air-Conditioned, all indoor / outdoor furniture, table and chairs, Interior Sound, Lighting, Security, Pool Table, TV's, Wall decorations and pictures included. Gas, City Sewer and Water, On-Site Parking for 36 cars including 2 ADA plus additional on-street parking available.

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Approximate Scale: 1 inch = 29.17 feet



Map Produced: October 2022

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The City of West Haven and its mapping contractors assume no legal responsibility for the information contained herein.

TABLE 39.1 SUMMARY TABLE OF USES IN RESIDENTIAL AND MIXED USE DISTRICTS

KEY	USE CATEGORY	RESIDENTIAL				MIXED USES					
		R-1	R-2	R-3	R-4	R-5	RPD	RCPD	SRR	WD	TOD
1.	RESIDENTIAL USES										
	<i>Single Family Dwellings:</i>										
	Detached	R	R	R	R	R	R	R	R	SP	R
	Attached	X	X	R	R	R	SP	R	R	SP	R
	<i>Accessory Apartments in Single Family Detached Dwelling</i>	SU	SU	X	X	X	X	X	X	X	X
	<i>Short-Term Rental</i>	SU	SU	X	X	X	X	X	X	X	X
	<i>Home Occupation</i>	SU	SU	SU	SU	SU	SU	SU	SU	SP	R
	<i>Cottage Food Operation</i>	R	R	R	R	R	R	R	R	R	
	<i>Two and three family dwellings</i>	X	X	R	R	R	R	R	R	SP	R
	<i>Multi-family dwellings</i>	X	X	X	R	R	R	SP	R	SP	R
	<i>Child care center & Special Work Place daycare only</i>	SP	SP	SP	SP	SP	SP	SP	X	SP	SP
	<i>Rooming House</i>	X	X	SU	SU	SU	X	X	X	X	X
	<i>Congregate Housing, Assisted Living, Managed Residential Community</i>	SP	SP	SP	SP	SP	SP	SP	SP	X	X
2.	INSTITUTIONAL & SUPPORTIVE USES										
	<i>Nursing, rest or convalescent home</i>	SP	SP	SP	SP	SP	SP	SP	X	X	X
	<i>Elementary/Secondary School, Private or Public</i>	R	R	R	R	R	R	R	X	X	R
	<i>University or college, including related facility such as dormitory, sports complex, etc.</i>	X	X	X	X	X	X	R	X	R	R
	<i>Library, museum or cultural center</i>	R	R	R	R	R	R	R	R	R	R
	<i>Hospital or medical office providing in-patient treatment, but not animal hospital veterinary office or other facility for care or treatment of animals</i>	X	X	X	SP	SP	X	X	X	SP	SP
	<i>Park, ball field, tennis course, golf course, other open space recreational facility</i>	R	R	R	R	R	R	R	R	R	R
	<i>Open Space or Conservation Area</i>	R	R	R	R	R	R	R	R	R	R
	<i>Neighborhood Park - Less than 1 acre</i>	R	R	R	R	R	R	R	R	R	R
	<i>Municipal Fire or Police Stations</i>	R	R	R	R	R	R	R	R	R	R
	<i>Cemetery</i>	X	X	X	SP	SP	X	X	X	X	X
	<i>Farms, minimum of 3 acres.</i>	R	R	R	R	R	R	R	X	X	X
	<i>Farm Winery</i>	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
	<i>Easements, utility or drainage facility rights-of-way serving the immediate area provided same are part of an approved subdivision, site plan or part of a municipal improvement.</i>	R	R	R	R	R	R	R	R	R	R
3.	ACCESSORY USES										
	<i>Detached Garage, Storage or tool shed</i>	R	R	R	R	R	R	R	R	R	R
	<i>Off-Street surface parking</i>	R	R	R	R	R	R	R	R	R	R
	<i>Multi level structured parking</i>	X	X	X	X	X	SP	SP	SP	R	R

KEY: R = PERMITTED AS-OF-RIGHT SU = SPECIAL USE EXCEPTION SP = SPECIAL PERMIT
A = ADMINISTRATIVE REVIEW & APPROVAL REQUIRED NA = NOT APPLICABLE X = NOT PERMITTED