

# 3 WATER STREET, UNITS 104/105

Mystic 1,972 sf



Rare chance to have a business in downtown Mystic. Great opportunity for a restaurant with type 2 hood (no option for type 1 hood). Take advantage of large deck directly off the space with views of the Mystic River. Located next to heavily foot-trafficked shops and restaurants including Sift Bakery in the heart of downtown Mystic. Located in the first floor of The Standard which is a new luxury, mixed-use building featuring first-class construction. One tenant preferred, but space could potentially be divided into 2 separate units. Currently set up as a restaurant however can easily accommodate offices or a retail store. Comes with 1 assigned parking spot and abuts large parking lot. Tenant responsible for all utilities, electricity and heat.

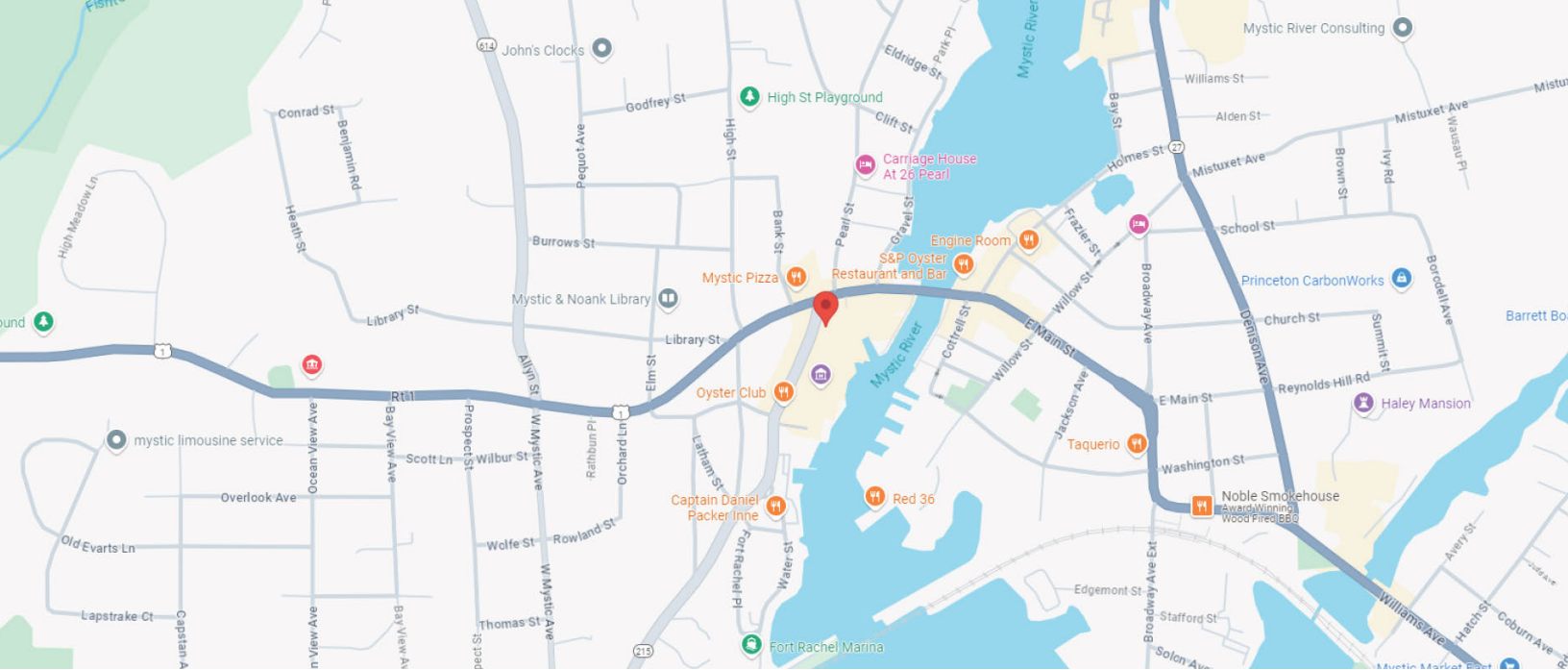
- Available: 9/1/24
- Size: 1972 sf  
(Potential for 2 units of 1052sf and 920sf)
- SQ FT: 1972
- Year Built: 2020
- Lease Price: \$37.50/sf
- Lease Type: Triple Net (\$8.15 per sf)
- 1 Parking Space



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# COMPASS



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