



HOULIHAN LAWRENCE
WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

**1,100 SF RETAIL SPACE
AVAILABLE FOR LEASE**

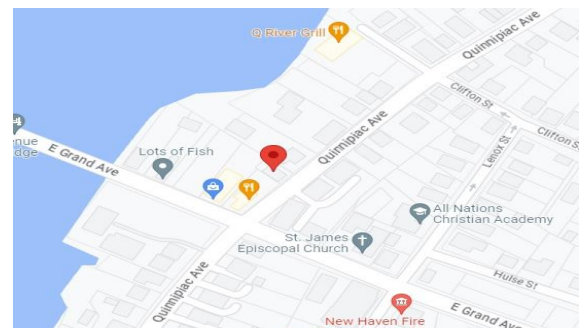
**686 QUINNIPIAC AVE
New Haven, CT**



**1,100 +/- SF
FOR LEASE**

**\$1500 / Month plus Utilities,
Trash & Snow**

- Former Convenience Store
- Could be retail, convenience, office
- Located near Grand Ave on the Quinnipiac River
- Excellent visibility right on the street
- Large picture windows



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Property Information

Total Building SF	2,356
Available SF	1,102+/-
Year Built	1910
Ceiling Height	8'
City Water/Well	City Water
City Sewer/Septic	City Sewer
Loading Dock	0
Overhead Door	0
Construction	Wood
HVAC	Forced Air
Electric	TBD
Column Spacing	N/A8
# of Floors	1
Roof	Asphalt shingles
Parking	Lot
Zoning	PDU 110
Environmental	NA
Assessment	\$228,970
Mil Rate	37.2
Taxes	\$8,517.68
Taxes / SF	\$3.61

686 Quinnipiac Avenue, New Haven, CT

Comments:

Formerly a convenience store, this space can be redecorated with some paint and floor covering and go back to a convenience store or can be converted to retail. Located close to Grand Avenue and Le Grand Vin, the rear of this property overlooks the Quinnipiac River. Rear parking lot provides plenty of off-street parking. Possible conversion to restaurant. Offered inexpensively at \$1,500/mo plus utilities, rubbish and snow.

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