

Allied

PROPERTY GROUP

# 3 STRICKLAND ROAD, COS COB, CT ALL NEW CAFE READY FOR YOU TO OPEN



**ADDRESS: 3 STRICKLAND ROAD, COS COB, CT**

**SIZE: 1,025 +/- RSF**

**RENT: \$54.64 RSF**

**INFO: 1,025 +/- RSF x \$54.64 RSF+ \$7.56 RSF NET EXP. = \$5,312.91 MO.**

**TENANT PAYS FOR SEPARATE GAS, ELECTRIC AND WASTE**

**NEW CAFE READY FOR YOU TO OPEN**

**FULL KITCHEN WITH VENT HOOD**

**ALL EQUIPMENT INCLUDED**

**MODERN DESIGN WITH HIGH CEILING**

**NEXT TO FREE MUNICIPAL PARKING**

**LOCATED IN COS COB NEIGHBORHOOD OF GREENWICH**

**\*MUST PAY \$275,000 KEY MONEY\***

**DIANE ROTH MUST ACCOMPANY SHOWINGS, DO NOT SPEAK TO EMPLOYEES**

## **INFO/SHOWINGS TEXT DIANE ROTH 203-962-6558**

Listed subject to errors, omissions change of price and withdrawal without notice.



Exclusive Agent

Allied Property Group

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