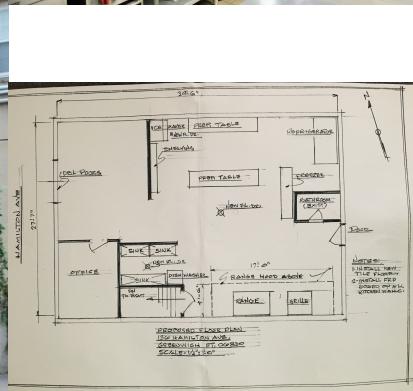


## PIZZA CAFE READY TO OPEN 136 HAMILTON AVE, GREENWICH, CT



**ADDRESS:** 136 HAMILTON AVE, GREENWICH, CT

**SIZE:** 1,200 +/- RSF x \$40 RSF = \$4,000

**INFO:** TURNKEY PIZZERIA-CAFE WITH ICE CREAM.  
EASY CATERING POTENTIAL.



Exclusive Agent  
Allied Property Group  
**Diane Roth**  
mobile: 203-962-6558  
diane@alliedpropertygp.com

WE GIVE YOU THE KEY, YOU OPEN.....  
SEATING FOR 12 ALLOWED.

HIGH CEILINGS + LARGE WINDOW FRONTRAGE = GREAT VISIBILITY.

FULLY STOCKED KITCHEN WITH WALK-IN BOX.

INVENTORY LIST ATTACHED.

BASEMENT HAS STORAGE, SHELVING, GREASE TRAP, FLOOR DRAIN.

FEW BLOCKS TO GREENWICH TRAIN STATION.

2 DESIGNATED PARKING SPACES IN REAR LOT.

FREE STREET PARKING AVAILABLE FOR GUESTS.

5-YEAR + 5-YEAR OPTION TO RENEW AT 3% ANNUAL INCREASE.

TENANT PAYS SEPARATE UTILITIES.

BLD TAXES, BLD INSURANCE, PARKING LOT MAINTENANCE INCLUDED.

\*\*\*KEY MONEY ONLY: \$125,000\*\*\*

### INFO, SHOWINGS TEXT DIANE ROTH 203-962-6558

Listed subject to errors, omissions change of price and withdrawal without notice. Sale rent projections are estimates only