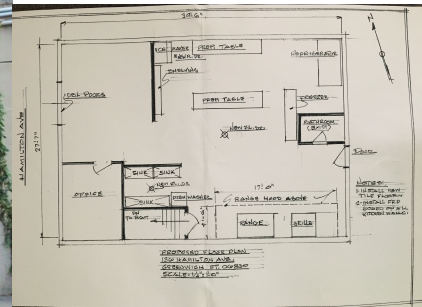


Allied

PROPERTY GROUP

Allied Property Group • 116 Mason Street • Greenwich, Connecticut 06830 • (203) 661-5800 • (203) 661-4896f

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 FRONTAGE = 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