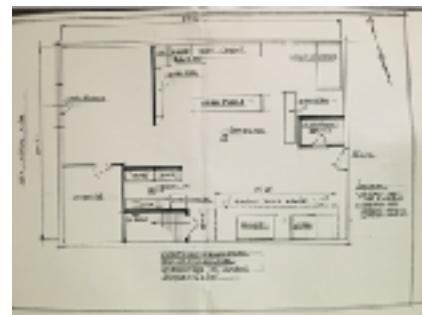


# COMMERCIAL KITCHEN GREAT FOR DELI, PIZZA, OR ANY TAKEOUT 136 HAMILTON AVE, GREENWICH, CT



**ADDRESS:** 136 HAMILTON AVE, GREENWICH, CT  
**SIZE:** 1,200 +/- RSF x \$40 RSF = \$4,000

**INFO:** COMMERCIAL KITCHEN GREAT FOR  
DELI, PIZZA, OR ANY TAKEOUT



**Diane Roth**  
Exclusive Agent  
Allied Property Group  
mobile: 203-962-6558  
[diane@alliedpropertygp.com](mailto:diane@alliedpropertygp.com)

WE GIVE YOU THE KEY, YOU OPEN.....

HIGH CEILINGS + LARGE WINDOW FRONTEAGE = GREAT VISIBILITY.  
FULLY STOCKED KITCHEN WITH WALK-IN BOX.

BASEMENT HAS STORAGE, SHELVING, GREASE TRAP, FLOOR DRAIN.  
FEW BLOCKS TO GREENWICH AVENUE AND GREENWICH TRAIN STATION  
PRIVATE PARKING LOT + FREE STREET PARKING

5-YEAR + 5-YEAR OPTION TO RENEW AT 3% ANNUAL INCREASE.  
TENANT PAYS SEPARATE UTILITIES.

BLD TAXES, BLD INSURANCE, BLD EXPENSES INCLUDED IN RENT.

\*\*\*KEY MONEY ONLY: ~~\$125,000~~ REDUCED TO \$100,000 ASKING...\*\*\*

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

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