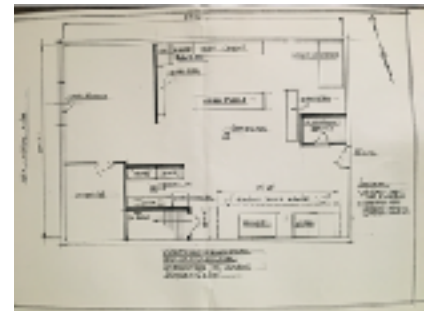


Allied

PROPERTY GROUP

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

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

**HIGH CEILINGS + LARGE WINDOW FRONTAGE = 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.