

FOR SALE OR LEASE

3 Field Road

COS COB, CT 06807

A Beautiful Live/Work  
Opportunity



HOULIHAN LAWRENCE  
COMMERCIAL





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## 3 Field Road

COS COB, CT 06807

**\$1,500,000**

FOR SALE

**\$50 PSF NNN**

FOR LEASE

This property is a turn key operation which has been in business since 1993.

The equipment is in excellent condition and available with a sale or lease.

The first floor is the catering/bakery service with a full kitchen and consultation room, and the second floor is a 2 bedroom/1 bath apartment currently leased with a private entrance and patio. This is a perfect live/work opportunity in a wonderful location.





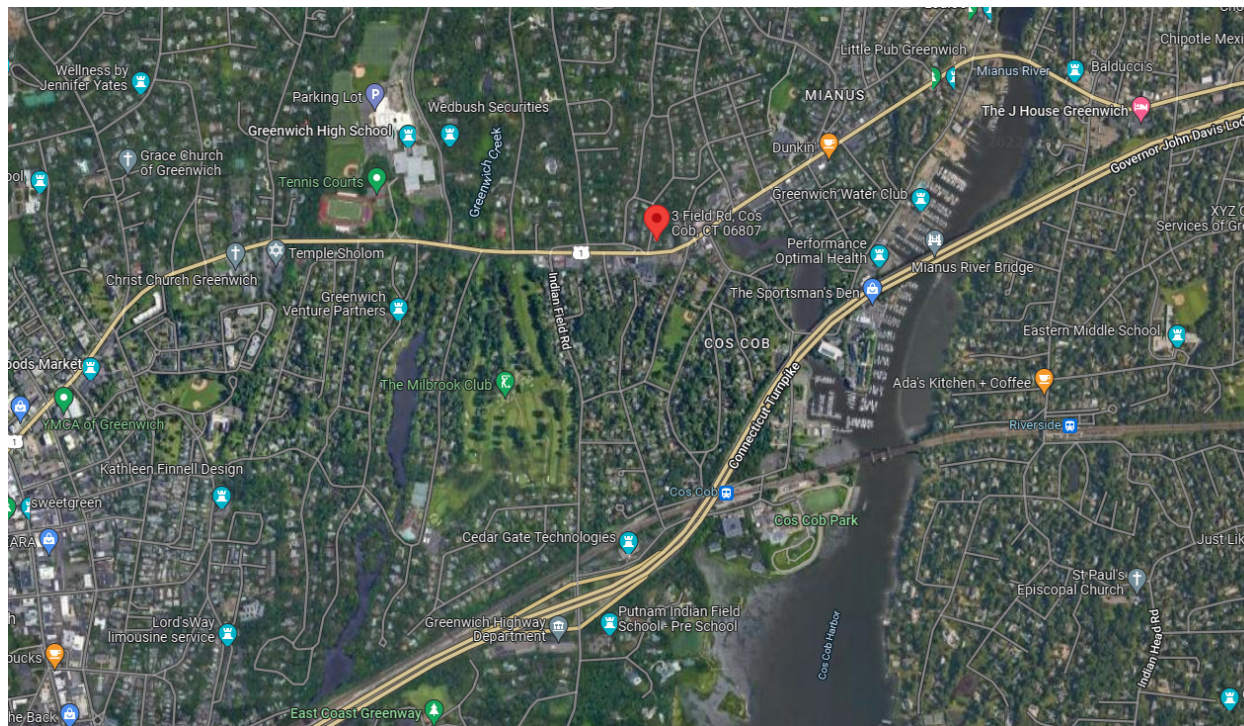


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Unique business design of operating your own business in a home setting of a commercially zoned property. Currently has a consultation room and kitchen on the first floor. Second floor could also be used as an apartment for rental income.

- 2,311 SF
- 0.17 ACRES
- 2 STORIES
- MIXED-USE BUILDING
- LOCAL BUSINESS ZONING (LB)  
PERMITTED USES INCLUDED, BUT NOT LIMITED TO: REAL ESTATE, INSURANCE & TRAVEL OFFICES; NAIL AND HAIR SALONS; CATERING; VETERINARY & DOG GROOMING
- BUILT 1920/RENOVATED 1995
- PARKING RATIO OF 3.81/1,000 SF
- FINANCIALS AVAILABLE UPON REQUEST

# AREA MAPS



**LOCAL MARKET LEADERSHIP.  
WORLD CLASS CONNECTIONS.**

CONTACT ME FOR MORE INFORMATION

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