

**FOR LEASE -1,056 SF +/-
1ST FLOOR COMMERCIAL UNIT w/ BASEMENT
38 Clifton Avenue, Ansonia, CT**

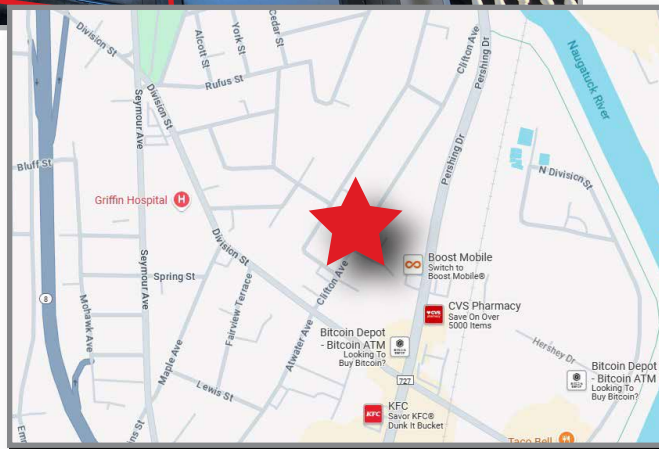


COLONIAL PROPERTIES



UNIT INFORMATION

Lease Price: **\$2,000/Mo. + Utilities**
Avail. Sq. Ft: 1,056 SF +/-
Occupancy: Immediate
Zoning: C
Location: .03 Miles from Griffin Hospital, Near many restaurants and stores
Utilities: Oil, A/C, City Water/Sewer



HIGHLIGHTS

- Good Visibility- 3,800 Cars per day
- Off Street Parking & attached 1 car garage
- Ideal Space for retail or office
- Large storefront windows
- Includes basement for storage
- Walkable Neighborhood



**COLONIAL
PROPERTIES**

200 Boston Post Road, Orange, CT 06477

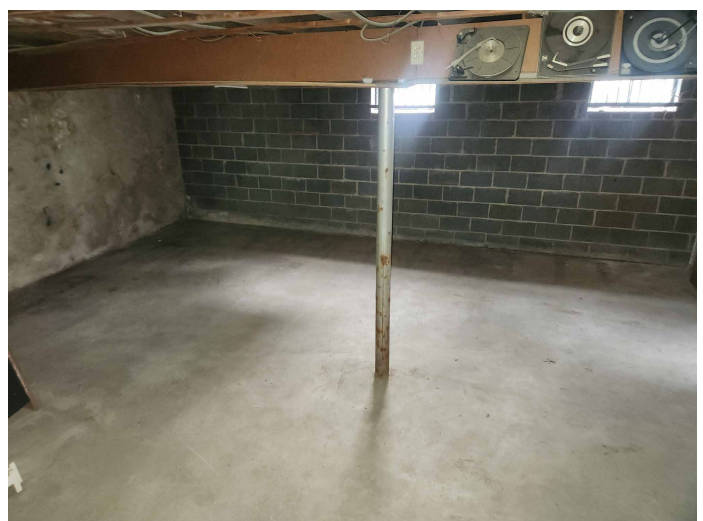
Fred A. Messor
w: 203-795-8060 x26
c: 203-988-6298
fred@colprop.com
www.colprop.com



**FOR LEASE -1,056 SF +/-
1ST FLOOR COMMERCIAL UNIT w/ BASEMENT
38 Clifton Avenue, Ansonia, CT**



COLONIAL PROPERTIES

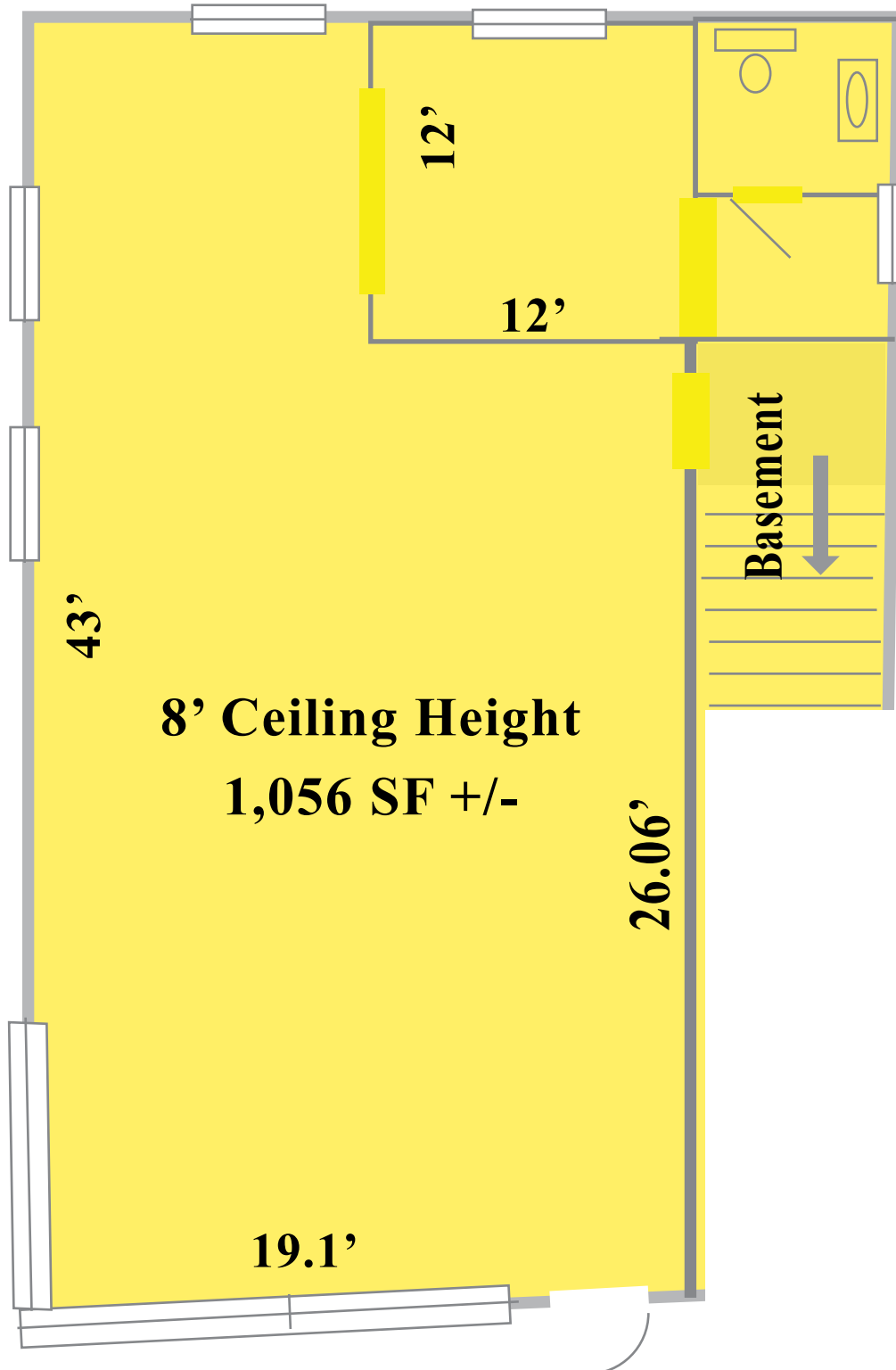


**FOR LEASE -1,056 SF +/-
1ST FLOOR COMMERCIAL UNIT w/ BASEMENT
38 Clifton Avenue, Ansonia, CT**



COLONIAL PROPERTIES

1st Floor Plan



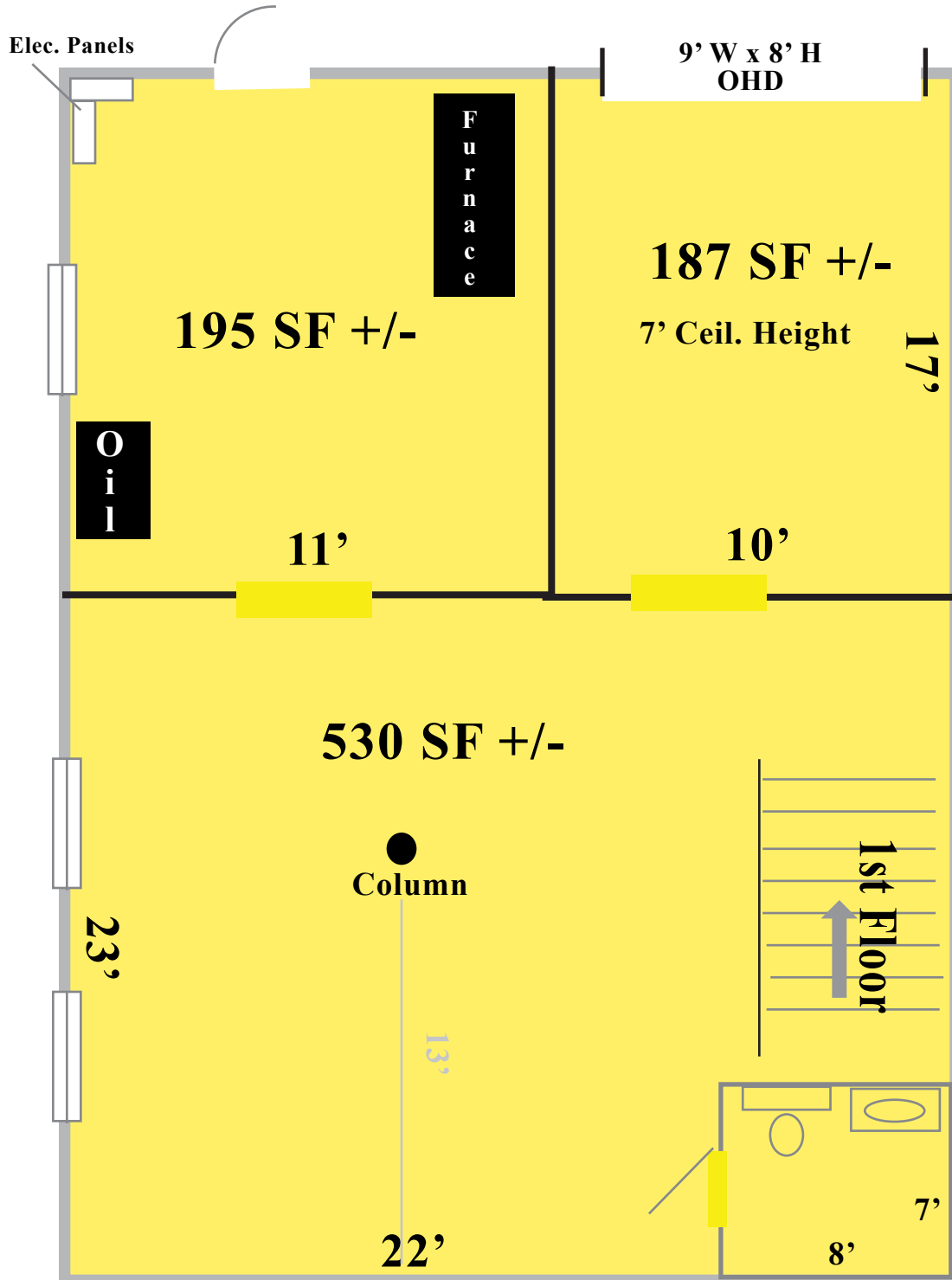
CLIFTON AVE

**FOR LEASE -1,056 SF +/-
1ST FLOOR COMMERCIAL UNIT w/ BASEMENT
38 Clifton Avenue, Ansonia, CT**



COLONIAL PROPERTIES

BASEMENT Floor Plan



CLIFTON AVE