

19,000 SF Retail Building Offered for Sale with short term tenant in place



Excellent Location with Great Parkway Visibility

Prime Retail Building
19,077 set on 1.37 Acres

For Sale: Unpriced
Owner Requests Offers

95 Amity Road
New Haven, Connecticut

Stephen Press, SIOR
203.288.1900 x123
spress@presscuzzo.com

PROPERTY DETAILS

**95 Amity Road, New Haven
19,077 SF set on 1.37 Acres**

**RETAIL
OPPORTUNITY**

- **High Traffic Count**
- **Excellent Visibility**
- **Route 63 / Amity Road**
- **Fully Sprinklered**
- **Located at Exit 59 Merritt Parkway on/off ramp with visibility from Parkway**
- **Newer roof, HVAC systems (2023)**
- **Dock, 2 Overhead Doors**
- **18' ceilings**
- **Warehouse Area / plus mezzanine offices**
- **Heavy Power**
- **Open/Flexible floor plan**
- **Across from A-1 Toyota, next to Amity Wine, and Five Guys, close to Stop and Shop**



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PROPERTY PHOTOS

95 Amity Road, New Haven

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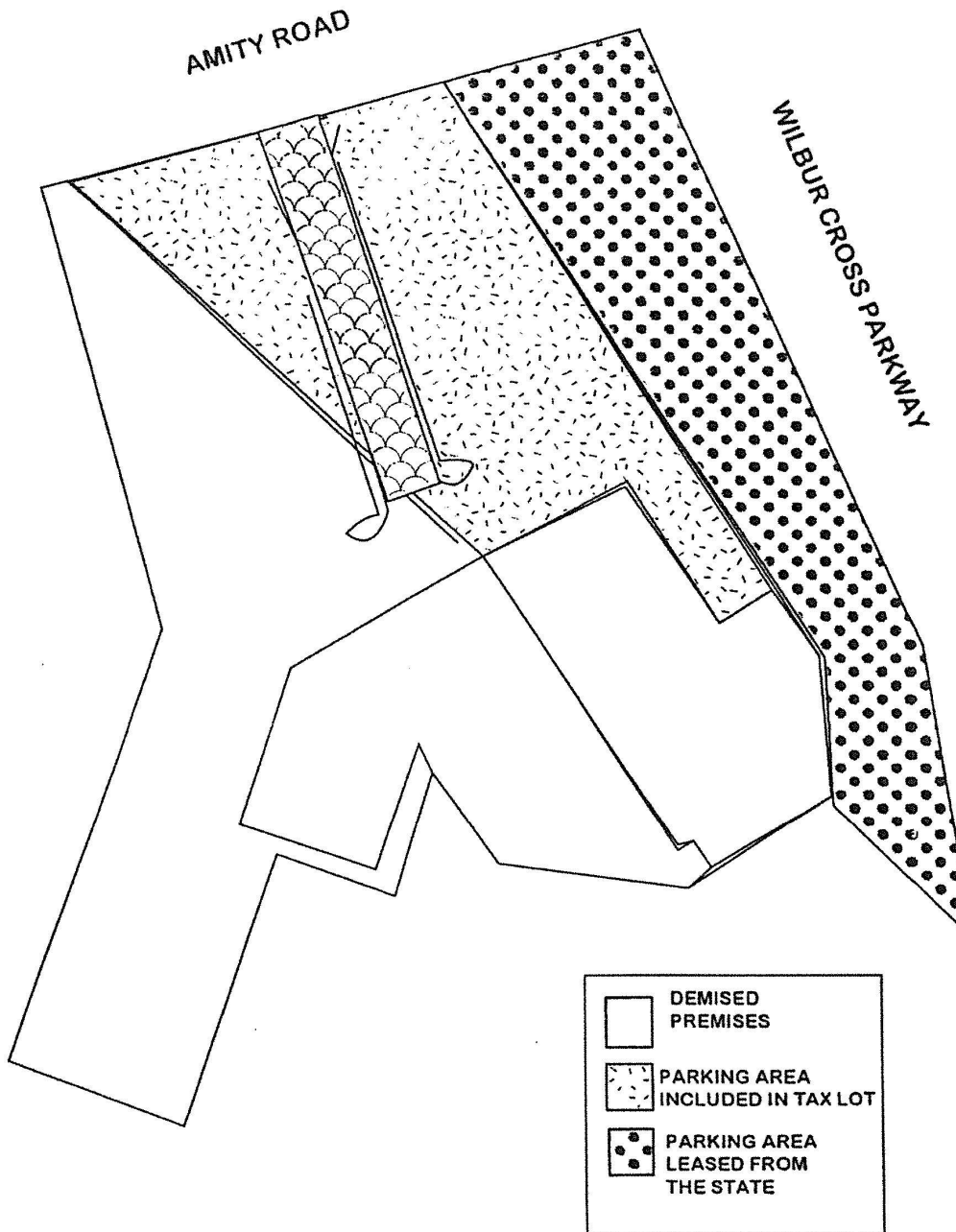
SITE PLAN

95 Amity Road, New Haven

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PLAN OF THE DEMISED PREMISES AND THE CENTER

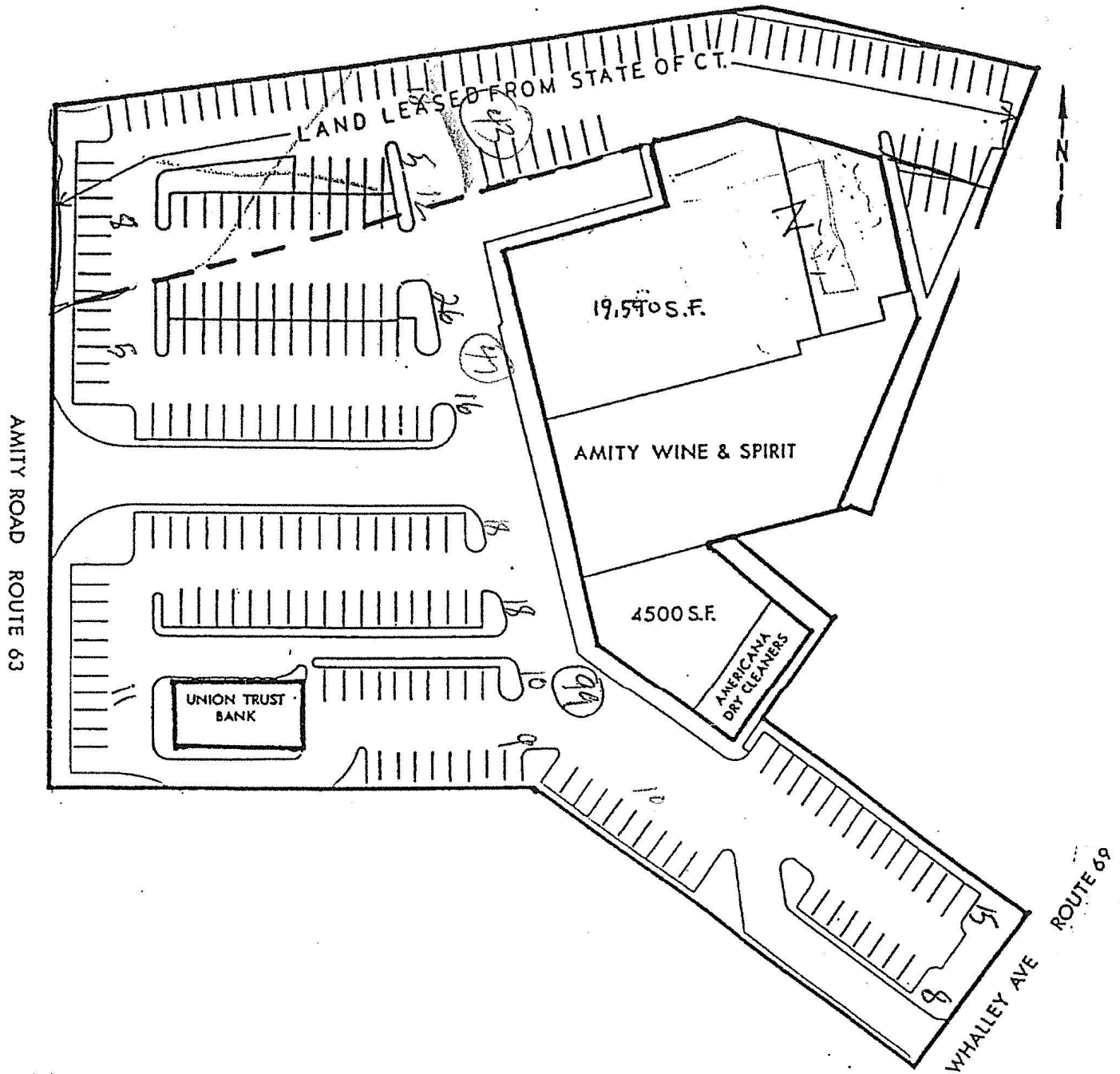
DRAWING IS NOT TO SCALE, ALL DIMENSIONS ARE APPROXIMATE



PARKING PLAN

95 Amity Road, New Haven

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EXCLUSIVE BROKER

**CALL ME
TO DISCUSS YOUR
REAL ESTATE
NEEDS**



**Stephen Press, SIOR
Principal**

spress@presscuozzo.com

203.288.1900 x123 Office

203.530.5558 Mobile

Stephen Press, SIOR, Company Co-Principal and Broker of Press/Cuozzo Realtors, has been successfully marketing special properties since 1977. Stephen provides seller/buyer and tenant/landlord representation services to many of the area's well-known companies and directs Press/Cuozzo Commercial Services' commercial and investment sales team with assisting clients in the acquisition and disposition of various types of properties. Stephen and the team have been recipients of numerous annual Commercial and Investment Division Deals of the Year Awards for both sales and leasing transactions.

Stephen is a member of the Society of Industrial and Office Realtors and the New Haven Middlesex, Connecticut and National Associations of Realtors. As a member of the New Haven Middlesex Association of Realtors, Stephen served on numerous committees and held various association offices before becoming its president in 1992. He was named Realtor of the Year in 2003.

For his work in the civic arena, Stephen was awarded the Business New Haven Community Service Award in 2002.



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