

OFFERING MEMORANDUM

Commissary Kitchen & Warehouse

207 Greenwich Avenue, Stamford, CT 06902

FC FEBBRAIO
COMMERCIAL

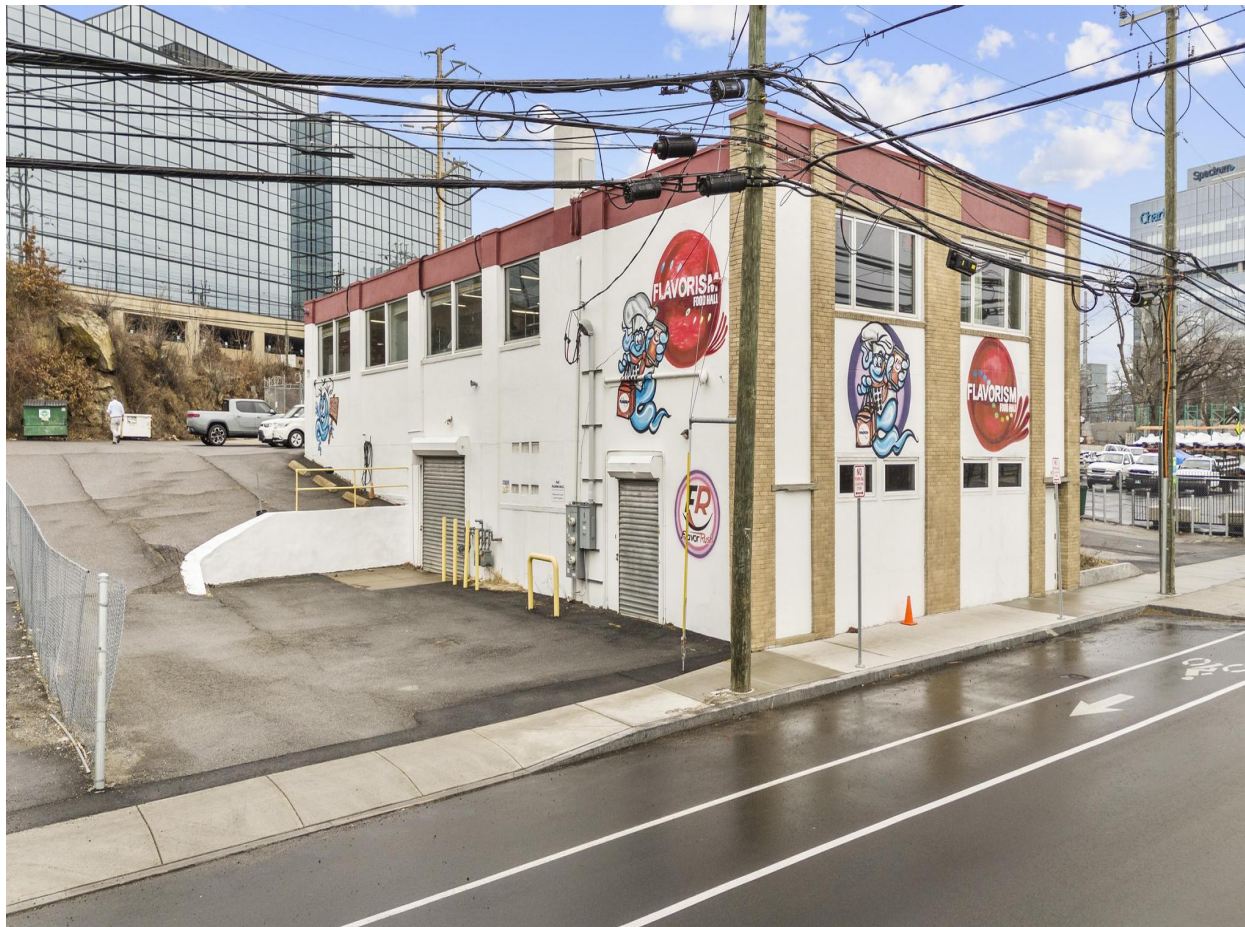
**BERKSHIRE
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HOMESERVICES

NEW ENGLAND
PROPERTIES



COMMERCIAL DIVISIONSM

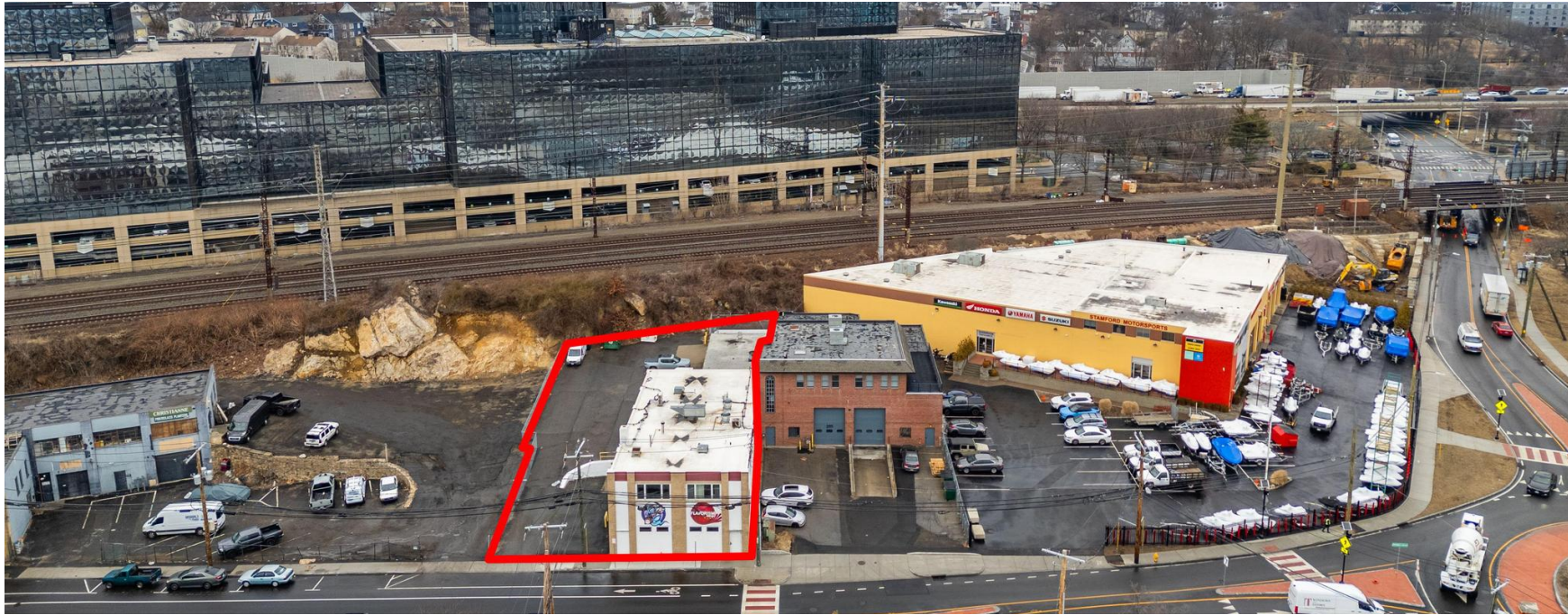
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CONFIDENTIALITY & DISCLAIMER

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.



OVERVIEW

207 Greenwich Avenue, Stamford, CT 06902 - \$2,595,000

Febbraio Commercial is excited to offer this distinctive Industrial property for sale, featuring generous space and visibility - in a gentrifying area of Stamford. This property can be adapted for a myriad of uses, including; Flex, Warehouse and Commissary. Space has a fully equipped kitchen, featuring newer fixtures, furniture and equipment (FF&E), 20 f/t, plus hood, make-up air and operational Ansul system. This opportunity is an ideal commercial kitchen, for any Caterer, Restaurateur, or multi store owner seeking to own its home-base, or has a need for rapid growth potential.

The building spans two levels, while the property boasts 3,485 s/f on each floor and includes 1,000 s/f of garage space with two (2) overhead doors, portable loading dock, and extra storage space. First floor offers the potential to expand the Commissary, up to six more kitchens (plans shown below) or can be used for storage, displays and plethora of other uses.

ADDITIONAL FEATURES



- 8,002 square feet building
- 13,503 square foot lot
- MG zone
- 3 phase power
- Two 12' overhead doors
- Loading dock
- 10' - 14' ceilings
- Kitchenette
- Multiple bathrooms
- Ample storage
- Room for expansion
- Fully built-out and functional commissary kitchen
- Ready plans for 1st floor kitchen expansion
- Extremely accessible location close to I95 exits 6 and 7
- Recent completion of intersection improving traffic flow

KITCHEN



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KITCHEN

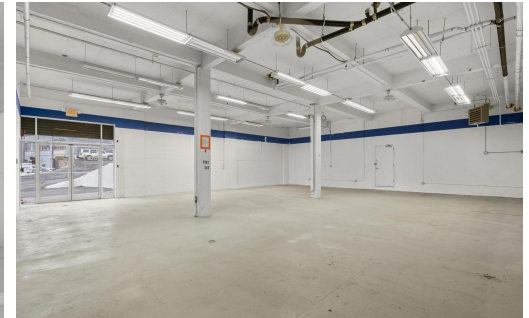


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FIRST FLOOR

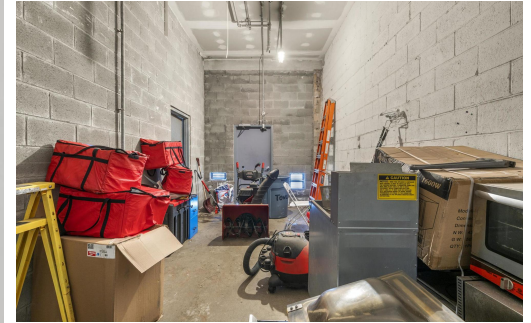


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ADDITIONAL



EXTERIOR



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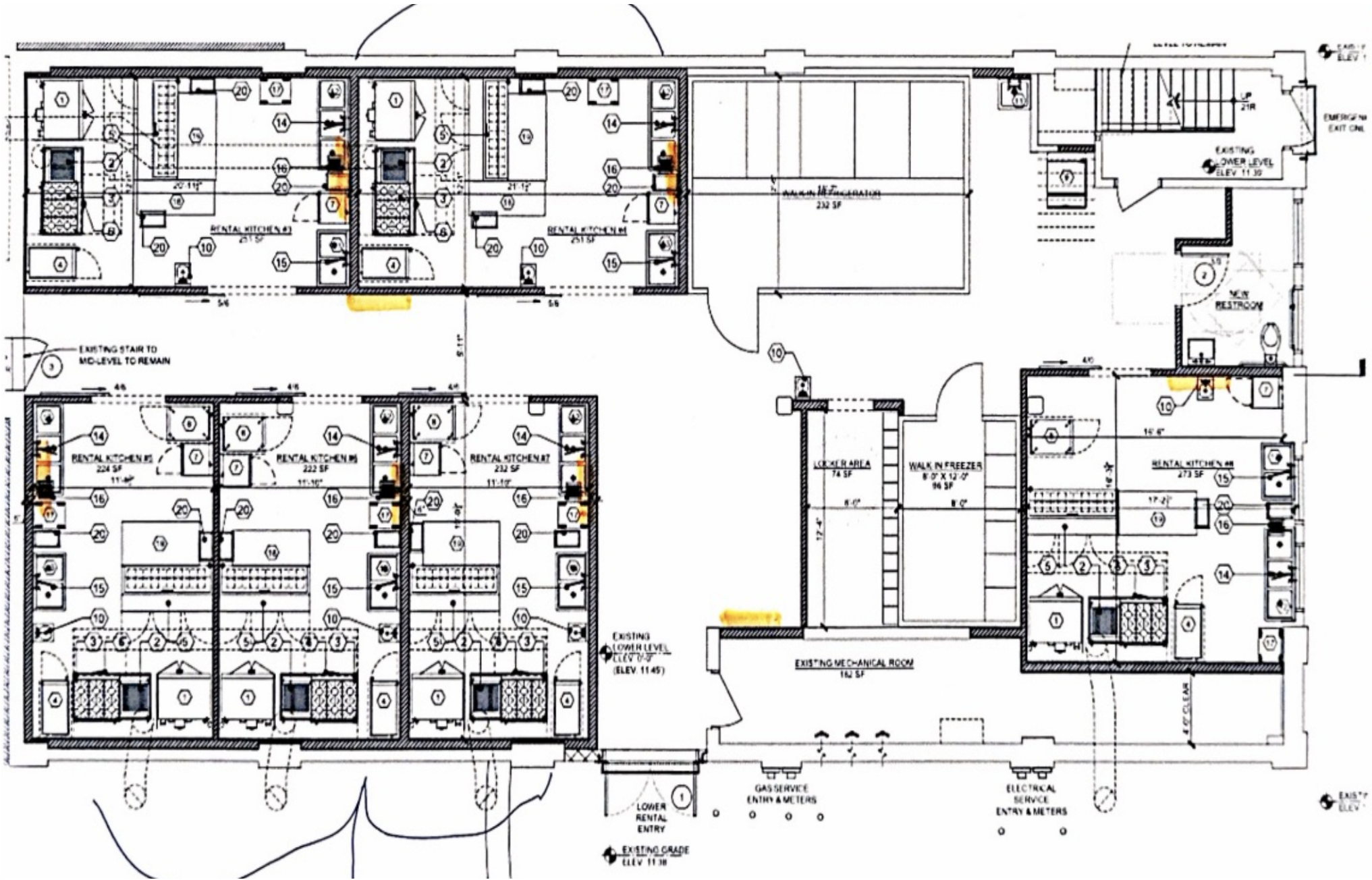
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INVENTORY

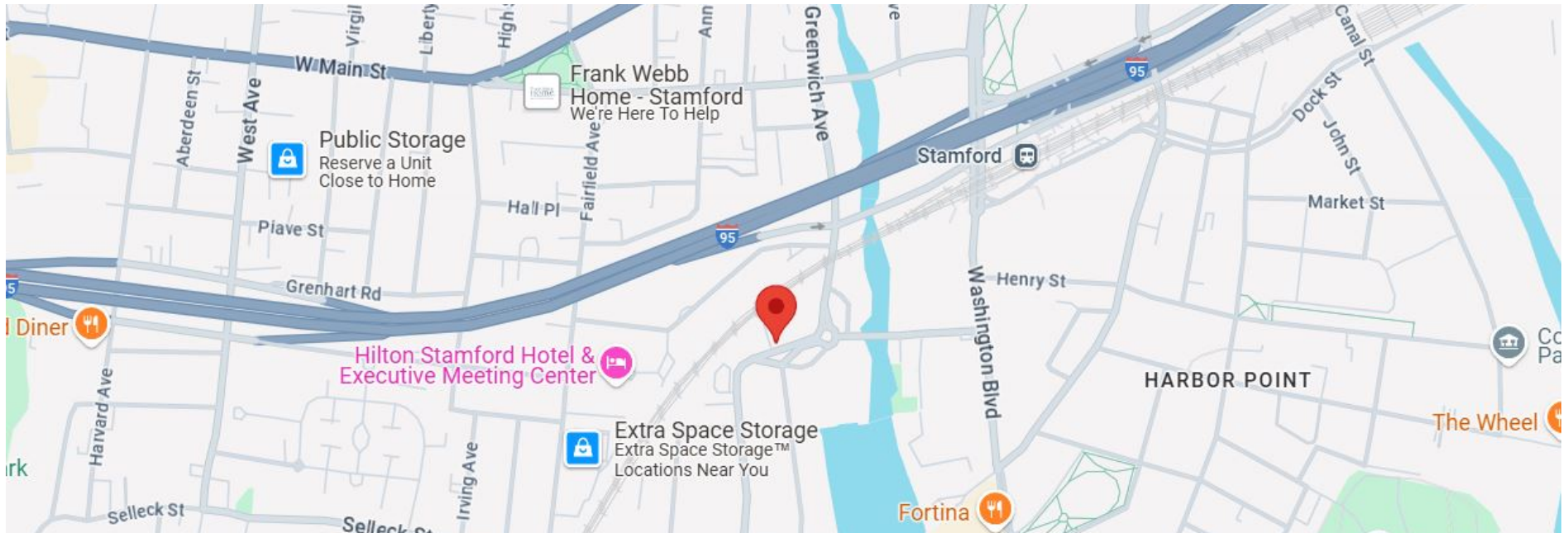
Item	Quantity	Size
Hood	1	24'
Steam Kettle	1	100 qt
Tilt Skillet	1	3'wide
Flat top griddle	2	36"
Double Stack Convection oven	1	full size sheet pans
6 Burner Cook Top	1	
10 Burner Cook Top	1	
Low Boy ovens	2	
Fryer	2	35 pounds
Char Grill	1	24"
Floor Mixer	1	60 qt
Stand Mixer	1	20 qt
Sandwich top Refrigerators	8	60"
Low Boy Refrigerators	3	60"
Steam Tables	2	3 full pan compartments 48" wide
Glass 4-Door Refrigerator	1	5'
Glass 2-Door Sliding Refrigerator	1	4'
Glass Door Beverage Refrigerator	1	30"
Proofing Cabinets	2	full size
Walk-in Freezer	1	6' x 10'
Walk-in Refrigerator	1	8' x 12'
Drop in Freezer	2	4' wide
Prep Tables	8	various sizes
Sink 3 Compartments	1	
Sink 2 Compartments	1	
Hand Sink	4	
Grease Trap	1	
Ice Machine	1	1,000-pound capacity
Bakers Racks	6	
Vacuum Bagger	1	rolling floor unit 10-gallon chamber



EXPANSION PLANS



DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
2024 Population	37,308	131,094	182,323
Median Age	33.6	36.7	38.3
Median Household Income	\$101,475	\$118,362	\$133,204
Average Household Income	\$138,629	\$177,349	\$199,465





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HomeServices New England



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