



RETAIL/ RESTAURANT SPACE FOR LEASE

434 Howe Ave, Shelton, CT

1,350 SF - \$2,400/mo Modified Gross + Utilities



Great Location in Shelton

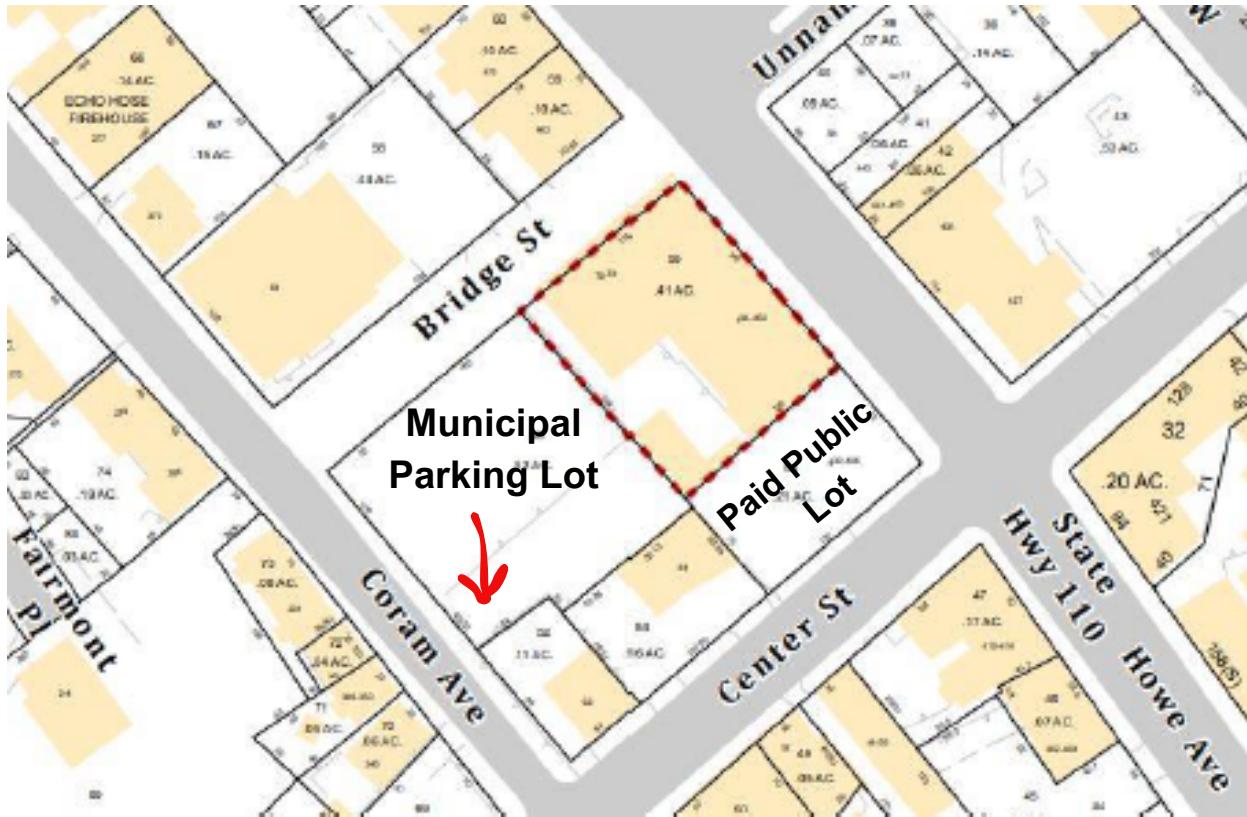
- This location has excellent access to Route 8 and has great visibility on Howe Avenue.
- Storefront unit is a former restaurant and can be adapted to a variety of retail uses. Also, potential to be converted to storefront professional office space for lawyer, accountant, financial services, health services, etc. Numerous possibilities!
- The unit is directly adjacent to a municipal parking lot off Bridge Street, and a paid public parking lot off Center St. Plus, on-street parking in front of unit on Howe Ave.
- Rapidly developing downtown area with numerous apartments.
- The large windows provide lots of natural light into the space.
- Unit has 2 ADA compliant lavatories.



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LOCATION & LAYOUT



434 Howe Ave

