

# Award Winning Restaurant For Sale

1006 Chapel St., New Haven, CT 06510

**FC** FEBBRAIO  
COMMERCIAL



**BERKSHIRE  
HATHAWAY** | NEW ENGLAND  
HOMESERVICES | PROPERTIES

 COMMERCIAL DIVISION<sup>SM</sup>

## OVERVIEW



A rare opportunity to acquire one of New Haven's celebrated Italian dining concepts. The reputation is built on exceptional cuisine, refined technique, and classic Italian flavors, earning international recognition through three consecutive Gambero Rosso awards. This is a proven brand with deep credibility among discerning diners, travelers, and the local community.

The dining experience pairs culinary excellence with thoughtful hospitality and a curated wine program, creating a destination that feels both elevated and welcoming. Loyal clientele and consistent critical recognition position this opportunity as a turnkey continuation of a respected and established restaurant. The space is intentionally intimate, allowing the operator to deliver a premium, unhurried meal service that feels personal and elevated from the moment guests sit down. Rare opportunity to capitalize on the foundation Chef Danilo has built.



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## HIGHLIGHTS



**Sale Type:** Business & Brand

**Size:** 896 SF

**Sale Price:** \$175,000

**Storage:** 450 SF (bsmt)

**Monthly Rent:** \$4,600

**Lease:** 5 years remaining

**Lease Type:** NNN

- Internationally recognized Italian concept with three consecutive Gambero Rosso awards
- Strong local following for cuisine, wine selection, and authentic Italian flavors
- Intimate dining room with only six tables, designed for privacy, pacing, and a premium guest experience
- Efficient footprint with dedicated basement storage supporting streamlined operations
- Turnkey acquisition of the established brand, menu, and existing lease for immediate continuation

**GAMBERO ROSSO®**  


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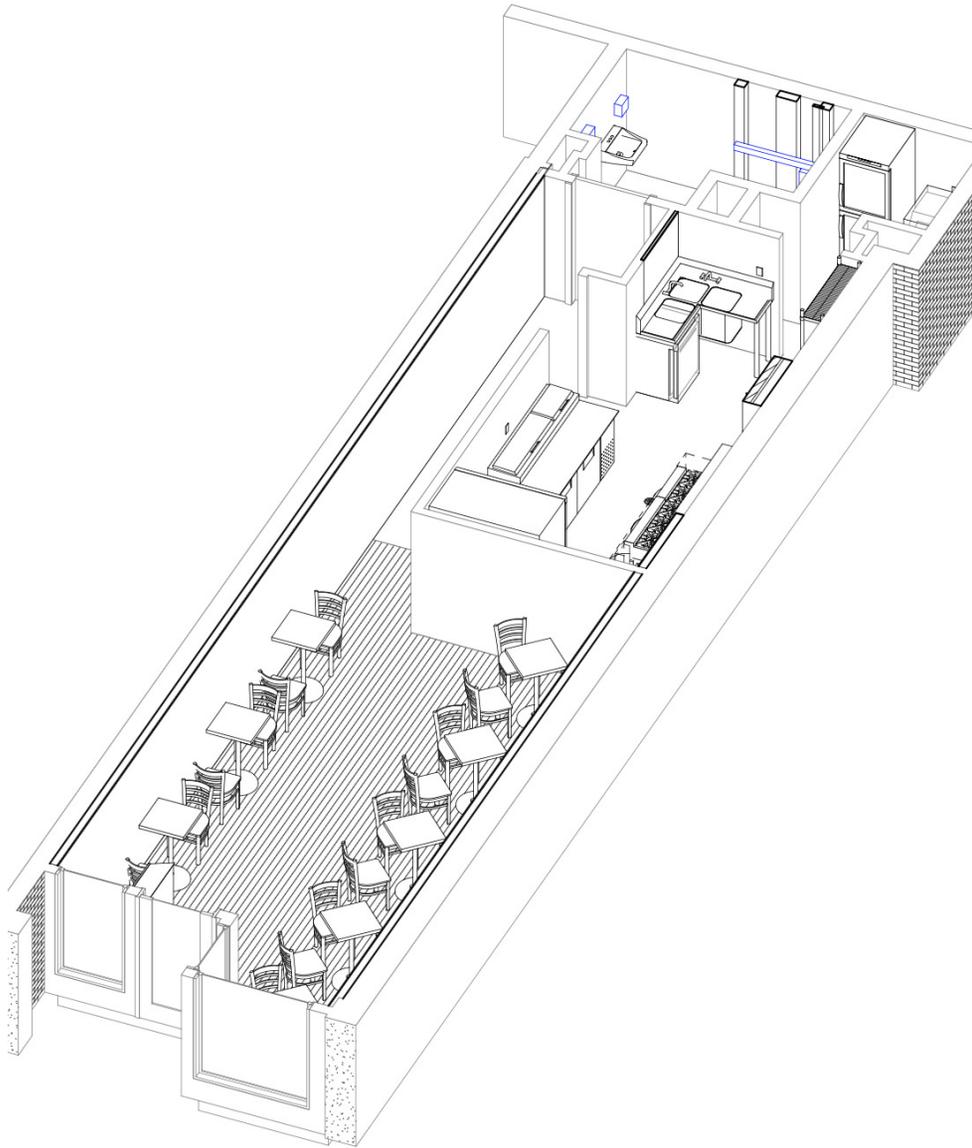


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## LOCATION



Set in iconic downtown New Haven, this opportunity sits at the center of a walkable, year round dining and cultural district that consistently draws students, faculty, residents, and destination visitors. The area benefits from Yale's constant presence and spending power, alongside a steady pipeline of new investment that continues to elevate the surrounding street-scape and customer base.

Surrounded by acclaimed restaurants, theaters, galleries, hotels, and major employers, the location supports strong weekday lunch, weeknight dining, and weekend demand. The neighborhood's energy and density create an ideal backdrop for an intimate, reservation driven concept where reputation and experience matter as much as food and beverage.

<b>DEMOGRAPHICS</b>	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
Population	37,180	166,669	261,374
Median Age	29.7	32.5	35.7
Average Household Income	\$68,176	\$74,987	\$85,109
Daytime Employees	71,168	113,057	155,273
Consumer Spending	\$342.3M	\$1.5B	\$2.8B



**Christopher J. Lara**

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Febbraio Commercial Team  
at Berkshire Hathaway  
HomeServices New England



**ABOUT CHRISTOPHER**

Christopher Lara—known to many as Chris or CJ—is a seasoned commercial real estate professional with over a decade of experience. He began his career specializing in industrial properties before transitioning into hospitality and retail leasing, drawing from his background in the restaurant industry, where he's worked since the age of 17.

Originally from New York and a Connecticut resident for more than 20 years, Chris is recognized as a "go-to broker" in the restaurant and hospitality sectors, representing operators, developers, and investors throughout the region. He currently represents the largest privately owned Mexican restaurant group in Connecticut, a reflection of his deep industry insight and local market expertise.

As a member of the Febbraio Commercial Team at Berkshire Hathaway for the past few years, Chris focuses on a wide range of real estate transactions—from restaurant deals to retail, industrial, leasing, and investment sales. While he's an expert in hospitality, he brings the same strategic guidance, market knowledge, and personal attention to all types of commercial transactions.

Known for his hands-on, relationship-driven approach, Chris is deeply committed to his clients' success. Whether helping a restaurateur launch their first location or guiding an investor through a portfolio acquisition, he builds lasting partnerships based on trust, responsiveness, and results.

With a passion for real estate and a reputation for delivering value across asset classes, Chris continues to make a meaningful impact on Connecticut's commercial real estate landscape.

Visit Our Website



**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.