



**334 MAIN ST,  
WEST HAVEN, CT 06516**

PROPERTY FOR SALE  
1,900 SF 1st FLR FOR LEASE

Contact

Anthony D'Amore  
Commercial Associate  
203-915-0996  
Anthony@eac-properties.com

Andreas Senie  
Managing Partner  
203-584-7257  
Andreas@eac-properties.com

**CALL FOR PRICING**

#### PROPERTY HIGHLIGHTS:

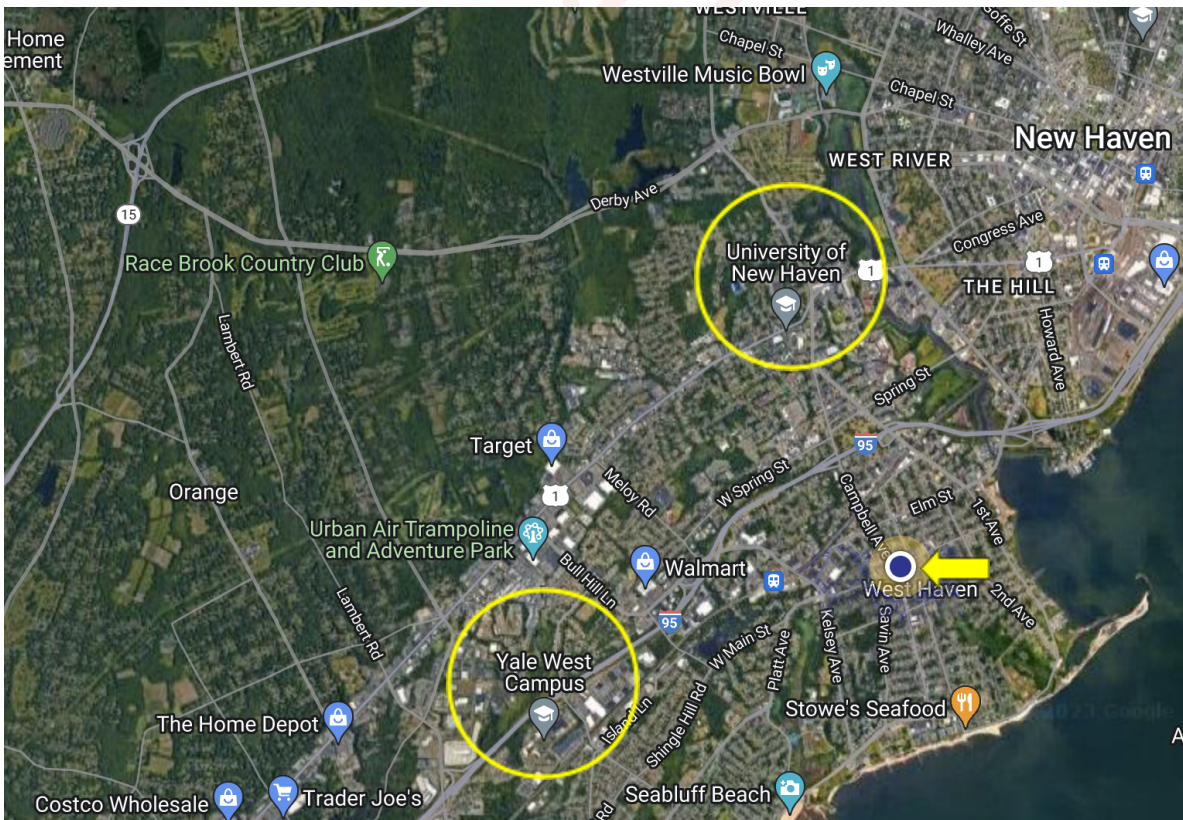
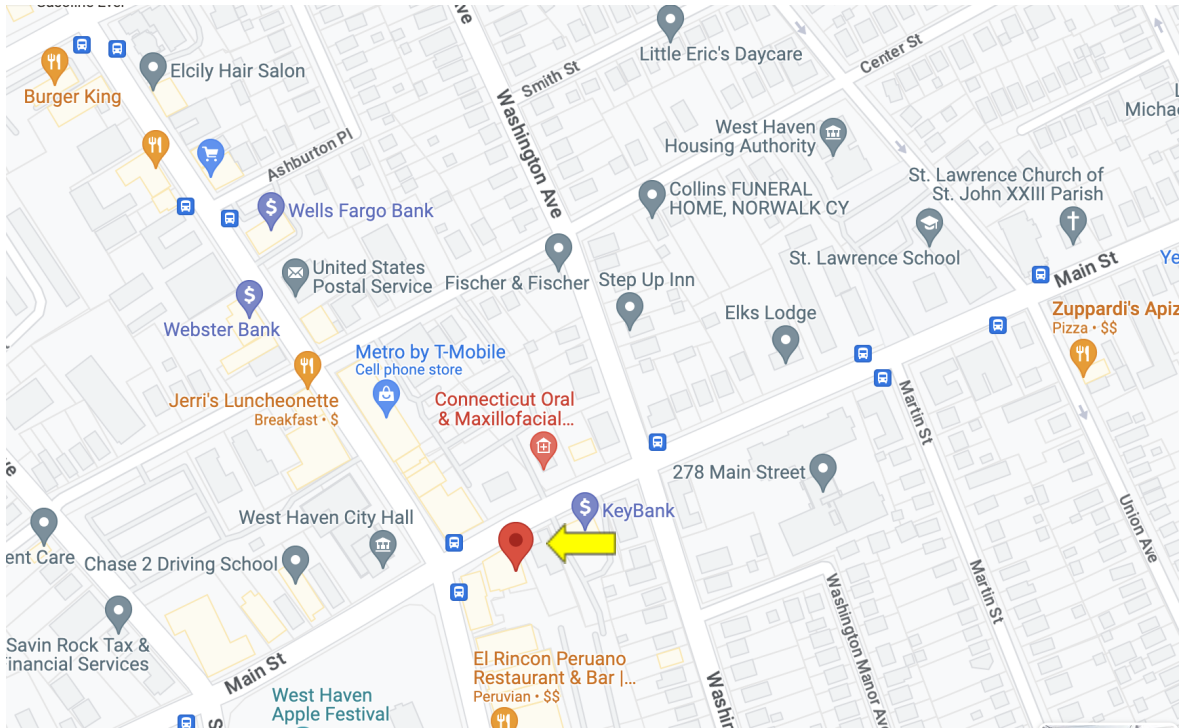
- BUILT: 1950 / RENOVATED 2019
- Brick exterior/concrete foundation
- 4,490 SF Lot / 8,788 SF Building
- 4 units, 2 stories, Retail/Office MU
- Located Commercial Business District
- BONUS Shared rear patio for building
- Utilities: NEW 200 AMP Electrical, natural gas, telephone, and cable
- HVAC Replaced 2019, AC in 2020
- Direct access to I95
- Roof updated

334 MAIN is ideal for owner operator or investor looking for medium to long term value while benefiting from in place cash flow. This two story property offers two 1st floor spaces; one vacant office approx 1,900 SF, one with restaurant/bar + commercial kitchen. With over 6,000 SQ FT of office space, city sewer, and city water. This location is highly visible on Main St in West Haven right across the street from City Hall, the Town Green, and minutes from DOWNTOWN NEW HAVEN. Heat & AC UPDATED in 2020. Electrical UPDATED in 2021.

EAC Properties Exclusively Presents 334 Main St. A remarkable investment opportunity located in the vibrant heart of West Haven, CT, this well-maintained, mixed-use building boasts an all brick exterior that adds a classic touch to the bustling streetscape. The ground floor & rear patio is home to a thriving bar & grill restaurant that's become a local hotspot, serving not just food and drinks, but a sense of community. Adjacent to the restaurant is a fully renovated 1,900 sq ft office space just waiting for a perfect tenant featuring 6 private offices, a large common area perfect for a coworking setup or customer reception, and 1.5 convenient bathrooms, wet bar area, and break room. Upstairs, you'll find two units currently occupied as law offices. Building occupancy upon delivery is flexible for new tenants or owner users. Located across from City Hall amidst a sea of popular restaurants, retail stores, and other thriving businesses, 334 Main St. sits in a high-traffic area, offering unparalleled visibility and customer draw. Purchased in 2019 the new owner updated the HVAC system, upgraded electrical, and separated all utilities except heat on the 2nd floor which is shared. Don't miss out on owning a piece of West Haven's bustling business district!

No warranty of representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals or as part of KW Commercial.

**MAPS**



No warranty of representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals or as part of KW Commercial.



**KW** COMMERCIAL™



No warranty of representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals or as part of KW Commercial.

572 WHITE PLAINS ROAD TRUMBULL, CT 06611 • TEL 203.915.0996 • EMAIL: [anthony@EAC-properties.com](mailto:anthony@EAC-properties.com) • [WWW.EAC-PROPERTIES.COM](http://WWW.EAC-PROPERTIES.COM)