

FOR SALE

**CONTACT: Michael Grieder or
Brook Ladrigan**

Email: Mgrieder.gpb@gmail.com

Email: Bladrigan.gpb@gmail.com

850 Straits Turnpike Suite 204

Middlebury, CT 06762

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100



***250 Captain Thomas Blvd.
West Haven, CT 06516***

Well Established Turnkey Pizza Bar

Walking Distance to Many Local Amenities

Including Savin Rock Beach & Parks

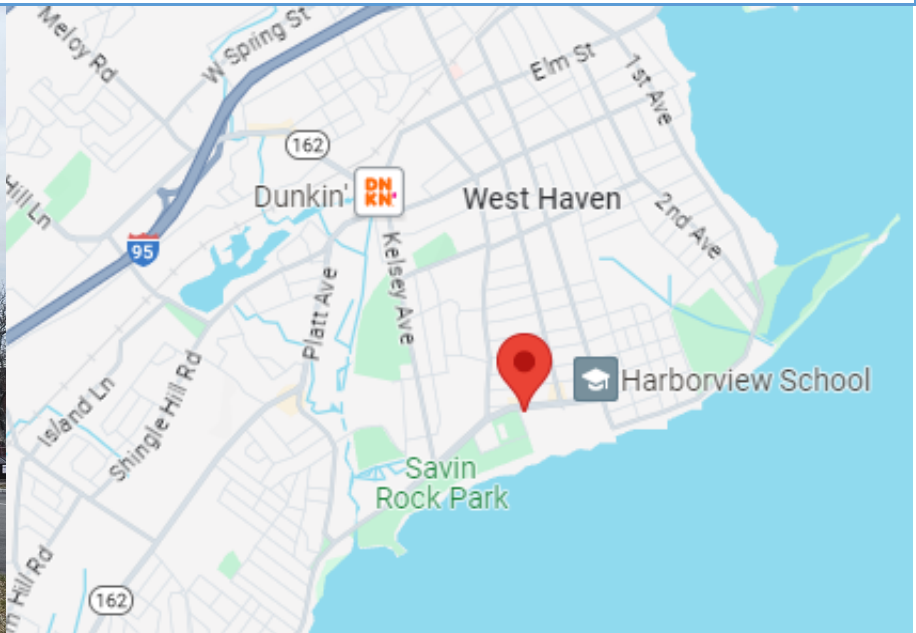
Stunning Interior Including Bar Games & Jukebox with an Exterior Patio

1,800 S/F (Excluding Exterior)

Asking \$129,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS		250 Captain Thomas Blvd	
CITY, STATE		West Haven, CT 06516	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	62,722 +/-	Air Conditioning	Central
Number of floors	1	Type of Heat	Warm Air -Gas
Avail S/F	1,800 +/- (plus exterior)	Sprinkler/ Type	Wet
		OTHER	
Ext. Construction	Masonry	Zoning	HB
Ceiling Height	9'	Parking	250+
Roof	Flat Rubber	State Route / Distance To...	1.5 miles to I-95
Date Built	1985	TAXES	
		Assessment	
UTILITIES		Tenant/Buyer to Verify	
Sewer	City	Appraisal	
Water	City	Mill Rate	
Gas	EverSource	Taxes	
Electrical	Eversource	TERMS	
		Sale	\$129,000.00
		Rental Terms	\$2,750 Gross + Utilities
		*Gross Annual Sales exceeding \$450,000	



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