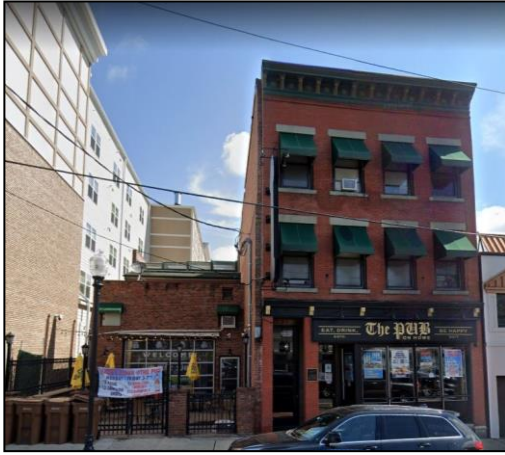




Mixed Use Property For Sale - \$925,000 with Restaurant and 4 Apartments 441-445 Howe Avenue, Shelton



- This attractive 6,677sf brick building is situated in the vibrant Shelton downtown area that has undergone a renaissance with the development of waterfront plazas and numerous retail and apartment complexes approved or under construction.
- Terrific high visibility location on Howe Ave is proximate to 5 Approved Retail and Apartment Complexes and 3 existing condominium or apartment and retail complexes.
- There is a well-established pub & fully equipped restaurant with tin ceilings and hardwood floors on the ground level. The restaurant space is 3,797+/-sf with a custom bar crafted in the 1800's, dining area and a full basement used for storage and includes walk-in cooler with refrigerated lines for taps. There are 3 lavatories and the restaurant has central air conditioning and gas heat. There is an outdoor patio with fire pit and a separate upper level loft bar with another patio space for private gatherings.
- 4 fully-occupied apartments on the upper level include two studio apartments and two 1 bedroom apartments. Apartments provide approximately \$30,000 annual income.

For Sale: \$925,000 – Potential to purchase restaurant business.

Taxes: \$10,973/annual; Insurance estimate: \$6,700; Sewer estimate: \$2,500

Call Steve for more information @ 203-260-1369

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.



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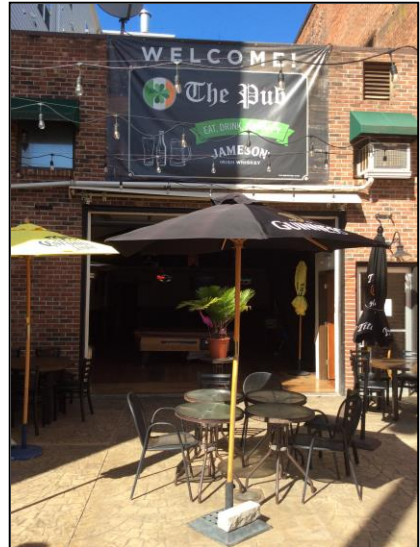
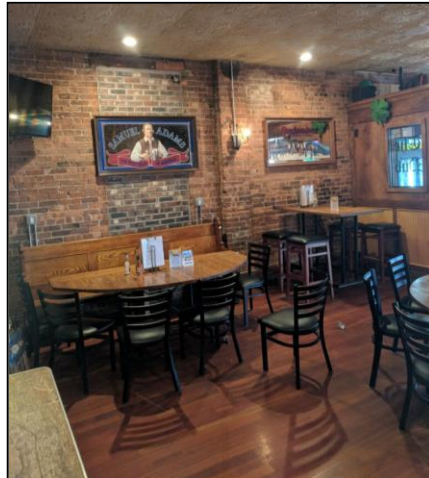


Integrity. Quality. Experience. Service.

Apartment and
Retail Complex

Intersection of
Howe Ave & Bridge Street

New 50+/- Apartment
Retail Complex Currently
Under Construction



Photos: Bar and dining area next to the bar area; Adjacent outdoor patio which opens to entertainment area currently with a pool table but can be converted to additional dining space; kitchen with ventilation system, grills, fryers, prep areas, shelving, etc.; upper level with large bar and its own outdoor patio overlooking lower patio seating area.

