

RETAIL / RESTAURANT FOR SALE

1975 West Main Street

Stamford, CT



BUILDING SIZE: 3,143 SF
YEAR BUILT: 1920
LAND: 0.18 Acres
ZONING: ML
CONSTRUCTION: Brick/Masonry

HEATING FUEL: Gas
AIR CONDITIONING: Central
SPRINKLERS: Wet
PARKING: Surface Lot – 14 spaces
TAXES: \$6.29 SF - 2022
SALE PRICE: \$1,700,000

Chris O'Hara
355 Riverside Ave / Westport, CT 06880
203-257-0032 Cell / 203-831-4187 office
cohara@coldwellbanker.com



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PROPERTY FEATURES:

- Two Kitchen Areas
- Separate Prep Area
- Convenient access to I-95
- Basement Storage
- Seating for 80 (includes outdoor seating)
- Beer and Wine Liquor License
- Located less than 3 miles from I-95 Exit 6 & Stamford Train Station



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RESTAURANT FOR SALE

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TRAFFIC COUNT: 12,566

DEMOGRAPHICS **2 MILES** **5 MILES** **10 MILES**

Total Households:	27,699	64,378	144,428
Total Population:	83,791	183,565	419,240
Average HH Income:	\$132,228	\$149,288	\$155,442



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