

1465 Barnum Avenue, Stratford, CT

Retail

SPACE AVAILABLE



Fully-equipped 18,000 SF, 2-story, 24-lane duckpin bowling alley. Building includes an additional 1,800 SF fully fit-out restaurant with pizza oven, bar, walk-in cooler, wine cellar, and 1,916 SF of unfinished storage space/prep area. Completely renovated in 2013. Located directly on RT 1. Close proximity to I-95 Exit 32.

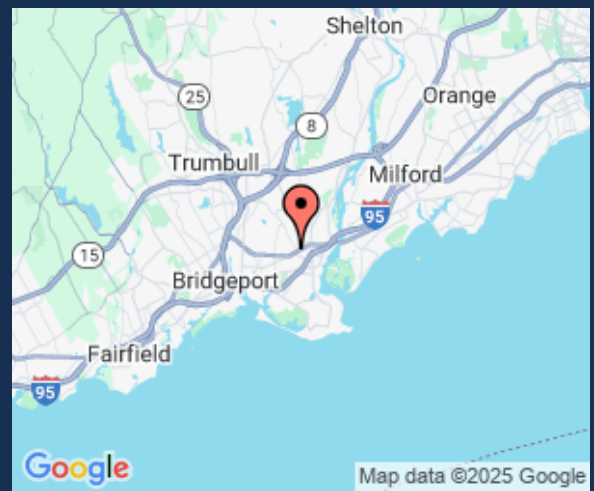
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|                     |                                  |
|---------------------|----------------------------------|
| Lot Size :          | 1.26 Acre(s)                     |
| Net SF :            | 19,800                           |
| Zoning :            | Commercial                       |
| Number of Stories : | 2                                |
| Ceiling Height :    | 10'                              |
| Building Frame :    | Fireproof Steel                  |
| Exterior Walls :    | Concrete Block & Aluminum Siding |
| Roof Structure :    | Low Slope Flat                   |
| Roof Cover :        | Rubber                           |
| Year Built :        | 1930                             |
| Year Renovated :    | 2013                             |
| Parking :           | Private Lot                      |
| Property Taxes :    | \$18,994.50                      |

|              |                 |
|--------------|-----------------|
| Sprinklers : | No              |
| Heat :       | Forced Air      |
| Fuel :       | Gas             |
| A/C :        | Yes             |
| Power :      | 3 Phase 400 AMP |
| Water :      | Municipal       |
| Sewer :      | Municipal       |



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