

## 535 Riverside Avenue, Westport, CT

Retail

FULLY LEASED



Waterfront Retail or Restaurant Space Available – 535 Riverside Avenue, Westport, CT Unlock the potential of this stunning waterfront property situated in Westport’s renowned Saugatuck district. This space, previously hosting a restaurant, offers an exceptional location with enchanting views of the Saugatuck River, making it an ideal setting for both retail ambitions and culinary ventures. Property Highlights: Address: 535 Riverside Avenue, Westport, CT Neighborhood: Located within the

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historic and lively Saugatuck area, moments away from the Metro North train station. Architecture: The interior delights with high cathedral ceilings and an open floor plan, bathed in natural light. The elegant bar area, high-quality wood finishes, and charming wallpaper create an atmosphere of sophistication. Outdoor Space: Features a 240 SF patio and a 500 SF wood deck, offering serene riverfront views and an inviting space for customers to linger and enjoy. Condition: The space is in excellent condition, complete with a new roof and well-maintained facilities. Accessibility: Easily reached via I-95 Exit 17, this location benefits from high visibility and foot traffic.

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Lot Size : 0.421 Acre(s)

Net SF : 2,592

Zoning : Commercial

Number of Stories : 2

Ceiling Height : 8'

Building Frame : Wood

Exterior Walls : Clapboard

Roof Structure : Gable

Roof Cover : Wood Shingle

Year Built : 1875

Year Renovated : 2015

Parking : Private Lot

Property Taxes : \$29,892.15

Sprinklers : No

Heat : Forced Air

Fuel : Gas

A/C : Central

Water : Municipal

Sewer : Municipal





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