

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

535 Riverside Avenue, Westport, CT

Retail

FULLY LEASED

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.

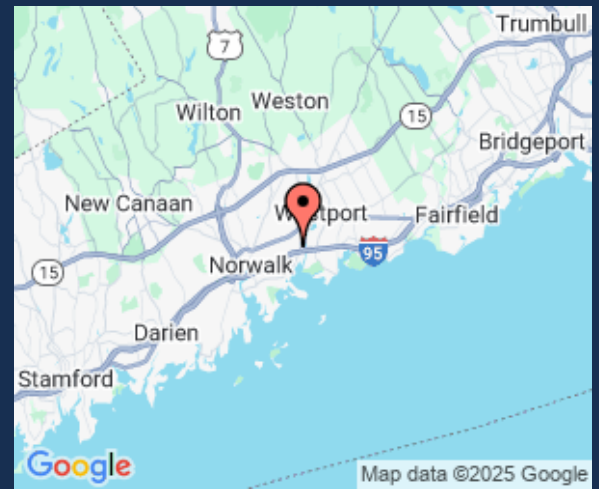
## 535 Riverside Avenue, Westport, CT

Retail

**FULLY LEASED**

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



535 Riverside Avenue, Westport, CT

Retail

FULLY LEASED



535 Riverside Avenue, Westport, CT

Retail

FULLY LEASED



535 Riverside Avenue, Westport, CT

Retail

FULLY LEASED



## 535 Riverside Avenue, Westport, CT

Retail

FULLY LEASED



535 Riverside Avenue, Westport, CT

Retail

FULLY LEASED





## 535 Riverside Avenue, Westport, CT

Retail

FULLY LEASED

