

**- FOR SALE or LEASE -**  
**The Former WISEGUYS Restaurant Site**



**848 Boston Post Road, West Haven, CT**

- 4590 Square Feet on Single Level
- Attractive Building in Good Condition
- Over 1.5 Acres on Two Corners
- Ample Parking with Over 70 Spaces
- High Traffic Location on Post Road
- Suitable for Restaurant or Other Retail

Over an acre and a half of prime retail property in high traffic area located directly on Route 1. Positioned between two street corners, having a traffic light, this location offers high visibility and easy access. Building is in great condition, currently set up as a restaurant or could be converted to any suitable use.

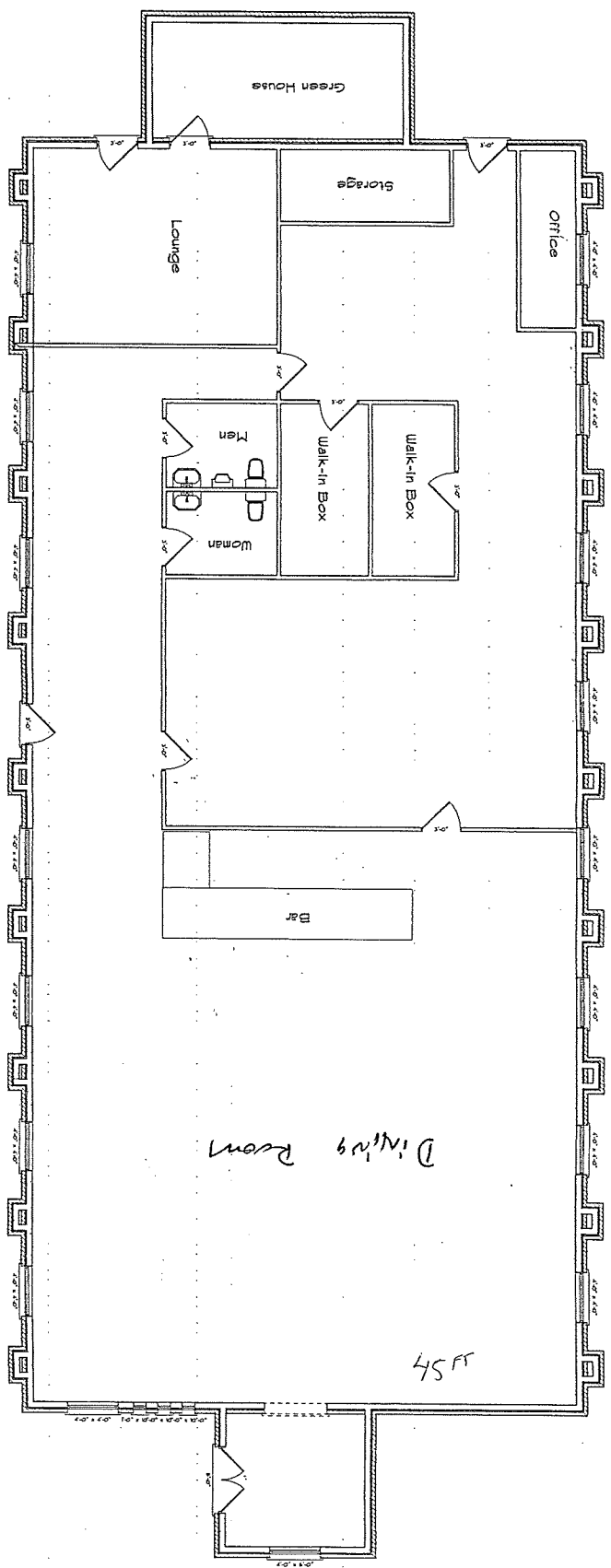
**Offered at \$850,000 or \$4000/Month NNN**

For more information please contact:

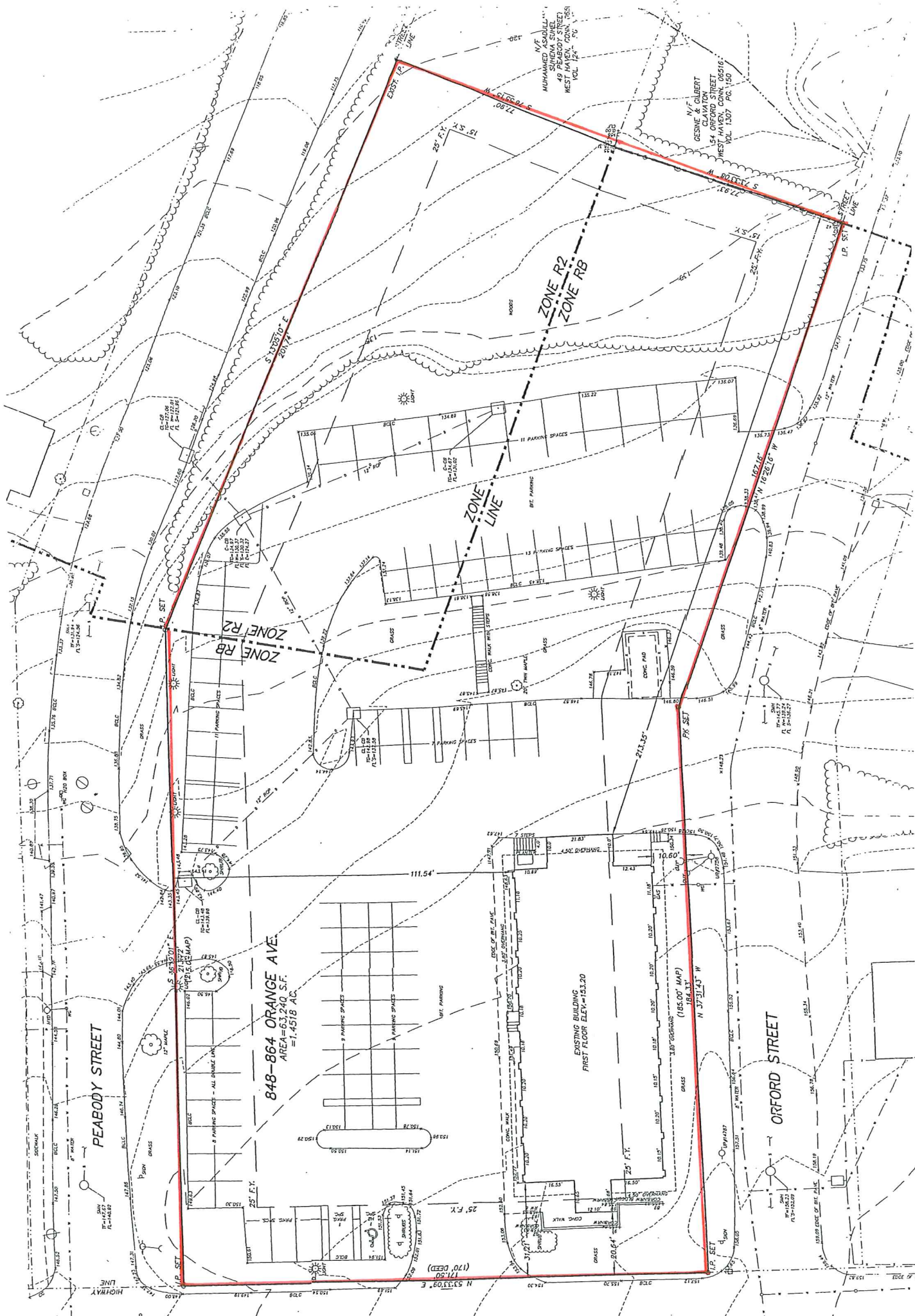
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Crazy Horse  
Existing Plan  
Orange Ave  
West Haven CT



102 FT.



PEABODY STREET

848-864 ORANGE AVE.  
AREA=63,240 S.F.  
=1.4518 AC.

EXISTING BUILDING  
FIRST FLOOR ELEV=153.20

ORFORD STREET

ZONE R2  
ZONE RB

ZONE LINE

ZONE R2  
ZONE RB

(170 DEED)