

Klein New England

RESTAURANT/BUILDING FOR LEASE

“FORMER WOOD-n-TAP BAR & GRILL”

311 Boston Post Road
Orange, CT 06477

- LOCATION:** Route 1 located between Exits 41 & 42 of Interstate 95 and between Routes 114 7 152. ((23,400 cars per day)
- PREMISES:** First Floor 5,552 s/f – Second Floor (office & storage) 280 s/f
Bar seats 19 – Dining Areas seat 140 (per Wood-n-Tap’s floor plan)
Two Exterior Dining Patios – 760 s/f Front – 1150 s/f side
Full line production kitchen plus banquet kitchen area (see layout)
Completely renovated in 2010 – beautiful condition
Has three exterior walk in boxes: 10’4” x 13’2”/12’6” x 13’2”/15’8” x 13’2”
Has 1200 amp/3 phase service – Has six zone heating & cooling
Full security system
- TERM:** One five year term @ \$22.50 square foot (first floor) first two years NNN
Year three \$23.00 s/f – Year four \$23,50 s/f – Year five \$24.00 s/f NNN
- OPTIONS:** Two five year terms. First option year @ \$25.00 square foot with annual increase of \$1.00 per square foot. Second five year option starts @ \$30.00 per square foot with annual increase of \$1.00 square foot. NNN
- TAXES:** \$35,886.
- PARKING:** 100 parking spaces
- LIQUOR:** 290 patrons (interior)
- HVAC:** Has six zone heating (gas)/cooling
- ZONING:** LSC – Local Shopping Center District
Above allows Retail Stores, Business & Professional Offices, Banks and Financial Institutions, Medical & Dental Clinics, etc.
- BROKER:** Richard H. Girouard Sr. Cell: (203) 545-4200