

# FULLY EQUIPPED RESTAURANT FACILITY FOR SALE WITH REAL ESTATE



**LONG ESTABLISHED  
HIGH TRAFFIC  
RESTAURANT LOCATION**

**285 Boston Post Road  
Orange, CT**

**Offered Exclusively By:**

**Stephen Press, SIOR  
203.288.1900 x123  
spress@presscuzzo.com**

Press|Cuzzo Commercial Services | 2751 Dixwell Avenue | Hamden, CT 06518  
[www.presscuzzo.com](http://www.presscuzzo.com)

The information above is offered subject to errors, omissions, price change, prior sale, lease or withdrawal from market.

# OVERVIEW

## 285 Boston Post Road, Orange Prime Route 1 Location

Fully Equipped  
Restaurant Facility

- Building 5,308 SF, with Full, 5,308 SF Basement
- Built 1997, Total Renovation 2016
- Patio Seating 48
- Modern Bathrooms
- Seating Capacity for 100 in Bar and 114 in the Dining room
- Like New, Fully Equipped Kitchen
- Drive-Through Potential
- Electrical: 1,000 AMPs
- Gas Fired HVAC
- Zone: LSC
- Lot Size: .83 Acres
- Retail / Banking



## OVERVIEW

285 Boston Post Road offers an excellent opportunity for a new owner operator to take advantage of this like new, well maintained full service restaurant.

Fully Equipped  
Restaurant Facility

Offered For Sale at: \$2,300,000  
Or For Lease at: \$22 SF NNN

### PROPERTY HIGHLIGHTS

- Attractive Interior Design
- Indoor Seating 114 Main Dining Room, 100 Bar/ Lounge
- Outdoor Patio Seating: 48
- Fully Equipped, Expansive Kitchen
- High Traffic Location

### PROPERTY SUMMARY

- Excellent Visibility
- Traffic Count: AADT 14,300 /Year 2021
- Long Established Restaurant Location
- All Furniture, Fixtures & Equipment included
- Ample On-Site Parking
- Open Floor Plan, Potential for other commercial uses



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# INTERIOR PHOTOS

Fully Equipped  
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# EXTERIOR AND AERIAL PHOTOS

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# SITE PLAN

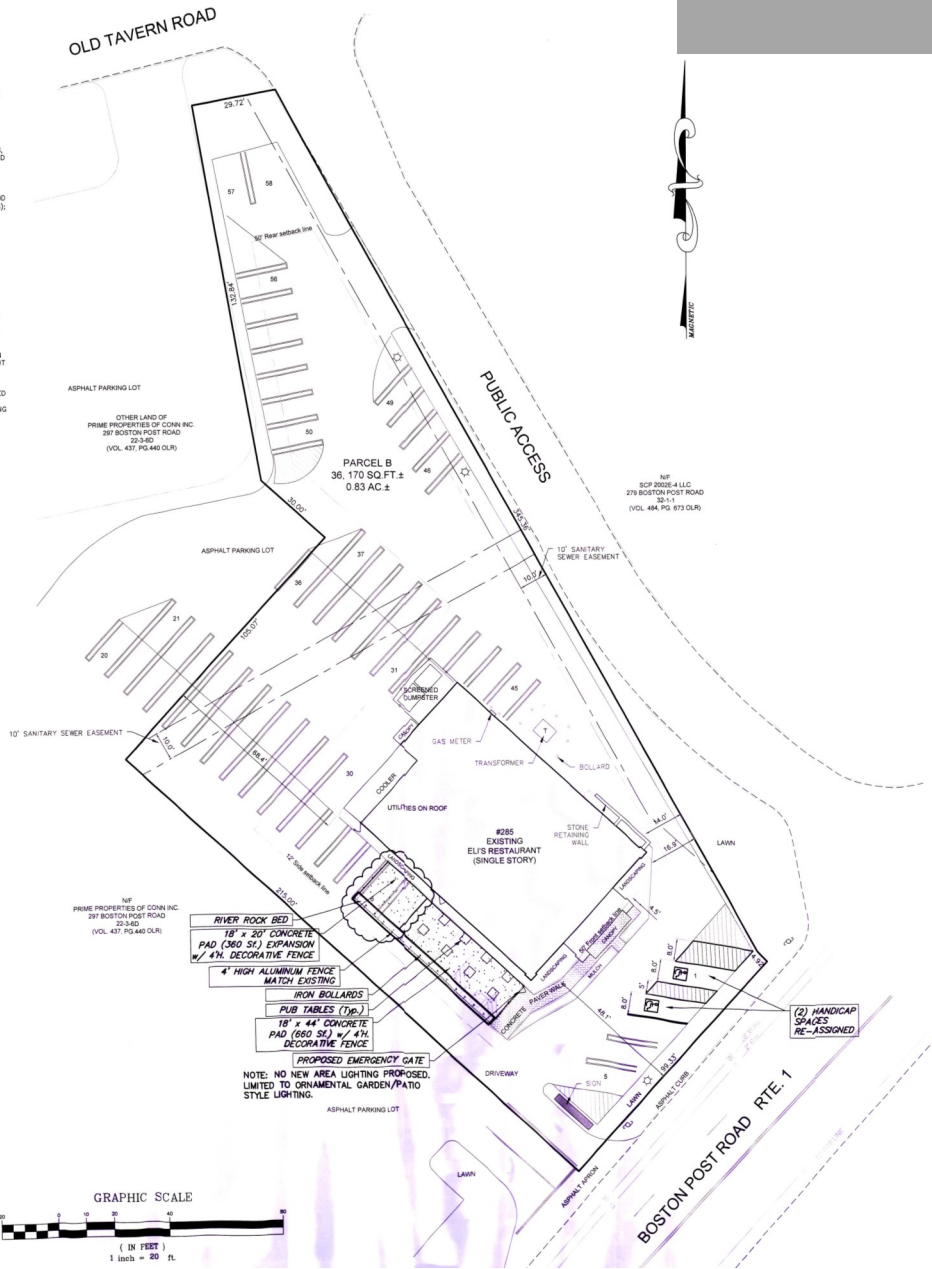
## Fully Equipped Restaurant Facility

**MAP REFERENCE:**

1. THE SUBDIVISION AND SITE PLAN FOR COLONIAL PROPERTIES 285-287 BOSTON POST ROAD ORANGE, CT 06487, AS REVISED TO DEC. 17, 1997 BY CLARENCE BLAIR ASSOCIATES, INC.

**NOTES:**

- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES THAT EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO US, THE DATE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
- THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSINGS, PLOT PLANS, CONSTRUCTION, LANDSCAPING, PERMITTING, ETC. IT IS A VIOLATION OF THE FEDERAL COPYRIGHT ACT TO COPY OR MODIFY AND REUSE THIS SURVEY BEYOND THE DATE AND SCOPE NOTED HEREON. CODESPOT & ASSOCIATES, P.C. AND/OR ITS AGENTS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITY OR PERSONS FOR ANY PURPOSE BEYOND THE DATE & SCOPE.
- THE SUBJECT PARCEL APPEARS TO LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON FEMA'S FLOOD INSURANCE RATE MAP (FIRM), ENTITLED NEW HAVEN COUNTY, CONNECTICUT (ALL JURISDICTIONS); PARCEL NO. 0605030418 EFFECTIVE DEC. 17, 2010 1"=500'. ANY FEMA FLOODPLAIN AND/OR FLOODWAY INFORMATION BY CODESPOT & ASSOCIATES P.C. DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION, AND MAKES NO REPRESENTATIONS UPON WHICH THE CLIENT SHOULD RELY IN CONNECTION WITH THE FLOOD ZONE OF THE SUBJECT PARCEL, OR ANY FEMA FLOODPLAIN AND/OR FLOODWAY INFORMATION DEPICTED HEREON.
- PLANIMETRICS AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY CODESPOT & ASSOCIATES, FIELD WORK COMPLETED DURING MAY 2019.
- OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
- THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND MAY NOT REFLECT ALL FACTS THAT MAY BE REVEALED BY A CURRENT AND ACCURATE TITLE COMMITMENT.
- THE SUBJECT PARCEL IS LOCATED IN THE LSC ZONE OF ORANGE ZONING INFORMATION SHOWN HEREON IS TAKEN FROM RECORD PLANS, DEEDS AND TOWN ZONING ORDINANCES AND DOES NOT REPRESENT AN OPINION BY THE SURVEYOR.
- UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION, INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE, WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED DESPITE MEETING THE REQUIRED STANDARDS OF CARE. THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
- ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.
- THIS MAP DOES NOT DEPICT STORM AND SANITARY SEWER SYSTEMS.



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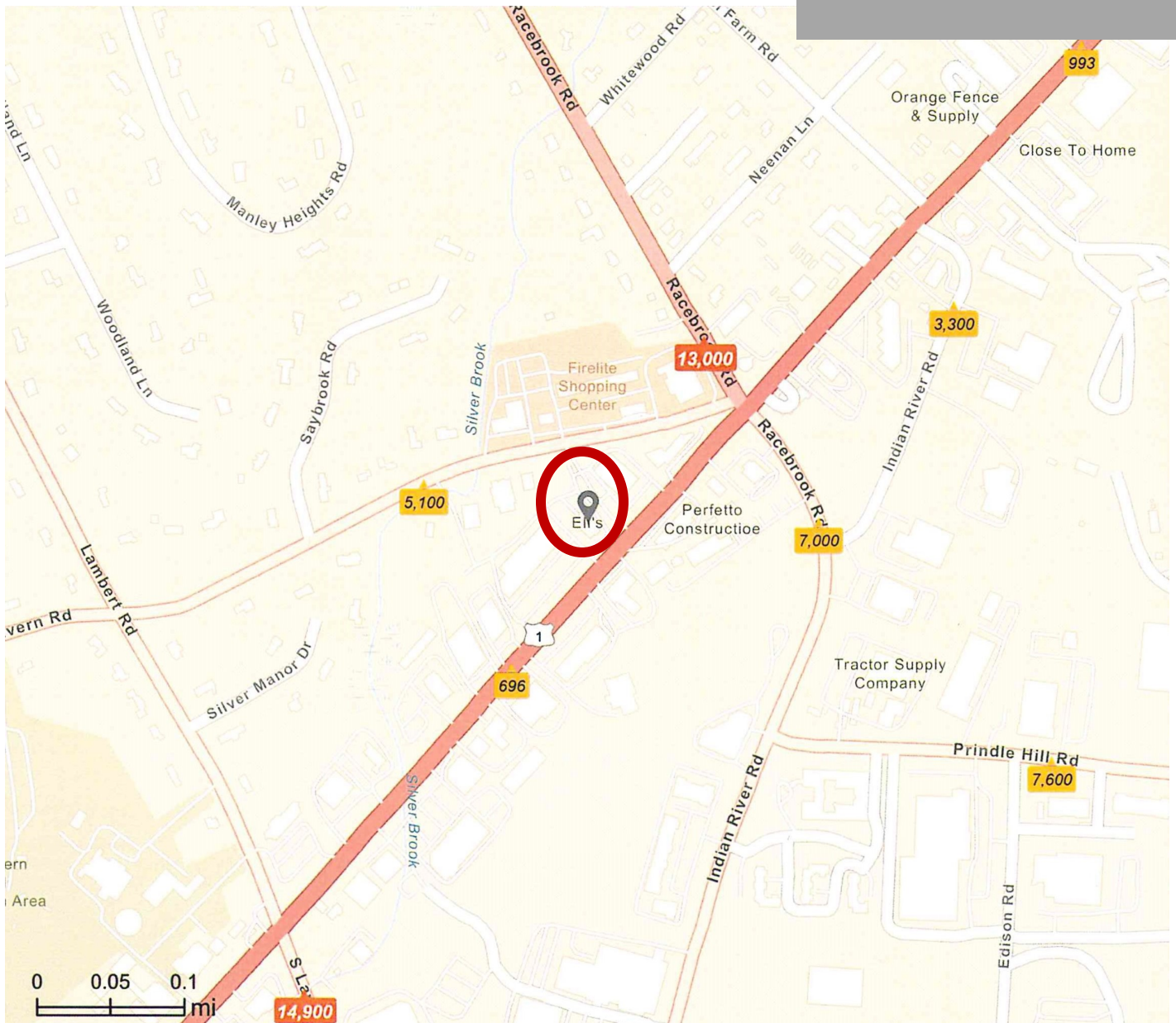
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# STREET MAP

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**Broker**

**Delivering Results  
For over  
40 Years**



**Stephen Press, SIOR  
Principal**

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Stephen Press, SIOR, Company Co-Principal and Broker of Press/Cuozzo Realtors, has been successfully marketing special properties since 1977. Stephen provides seller/buyer and tenant/landlord representation services to many of the area's well-known companies and directs Press/Cuozzo Commercial Services' commercial and investment sales team with assisting clients in the acquisition and disposition of various types of properties. Stephen and the team have been recipients of numerous annual Commercial and Investment Division Deals of the Year Awards for both sales and leasing transactions.

Stephen is a member of the Society of Industrial and Office Realtors and the New Haven Middlesex, Connecticut and National Associations of Realtors. As a member of the New Haven Middlesex Association of Realtors, he served on numerous committees and held various association offices before becoming its president in 1992. Stephen was named Realtor of the Year in 2003.

For his work in the civic arena, Stephen was awarded the Business New Haven Community Service Award in 2002.



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