

Allied

PROPERTY GROUP

1 EDGEWOOD AVE., GREENWICH, CT PRIME GREENWICH CORNER FOR YOUR SUCCESS



**LEASE ENTIRE PROPERTY 0.21 ACRE
LONG TERM GROUND LEASE \$20,000 MO. NNN**

**OR LEASE ONLY 1ST FL RETAIL + GARAGES
3,000 +/- RSF X \$60 RSF = \$15,000 MO.
3,000 +/- RSF X \$10 NET EXP. = \$2,500 MO.
TENANT PAYS ELECTRIC AND HEAT
TENANT DOES SNOW/LANDSCAPE.
LARGE FRONT RETAIL AREA
+ BACK OFFICES
+ 2 LARGE GARAGE/STORAGE ROOMS
+ BASEMENT STORAGE**

HAS BACK PARKING LOT + SIDE DRIVEWAY

EXCELLENT SIGNAGE OPPORTUNITY

INFO, SHOWINGS TEXT DIANE ROTH 203-962-6558

Listed subject to errors, omissions change of price and withdrawal without notice.



DIANE ROTH
C 203-962-6555
diane@alliedpropertygp.com



**EXCLUSIVE LISTING AGENT
ALLIED PROPERTY GROUP**