

# Owner / User / Investment Opportunity

334-336 Main Street, West Haven, CT

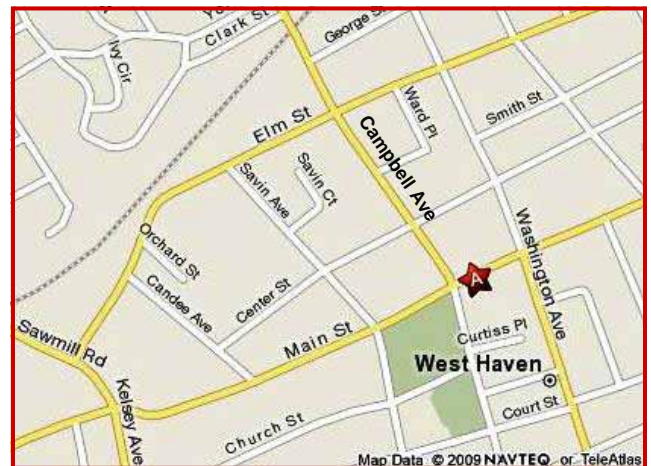
**H. Pearce Commercial Real Estate** is pleased to offer a two story office, retail building in downtown West Haven for sale or lease. Excellent opportunity for owner-user to occupy 2nd floor office or 1st floor office/retail. Abundant street and free municipal parking.



**8,788 SF Building Size**  
**6,600 SF Available**  
**2,100 SF 1st Floor; 4,400 SF 2nd Floor**

## Building Specifications

<b>Building Size:</b>	8,788 SF
<b>Available:</b>	6,600 SF 2,100 SF 1st Floor 4,400 SF 2nd Floor
<b>Type:</b>	Office / Retail / Mixed Use
<b>Features:</b>	<ul style="list-style-type: none"><li>• Ideal for owner / user</li><li>• Close to Town Hall &amp; Green</li><li>• Possible sale / leaseback</li></ul>
<b>Occupancy:</b>	Immediate
<b>Sale Price:</b>	<b>\$650,000</b>
<b>Lease Price:</b>	<b>\$9.75 SF + Utilities &amp; Trash</b>



**Location:** Campbell Avenue to Main Street  
(between Campbell and Washington)

*For additional information contact:*

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Information herein is subject to errors and omissions, believed to be accurate, but is not warranted.

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