

— FOR SALE • BUSINESS OPPORTUNITY —

TURNKEY ICE CREAM SHOP

FULLY-EQUIPPED DESSERT & CAFÉ SPACE



DOWNTOWN NEW HAVEN • HEART OF YALE

Chapel West District — steps from Crown Street dining

ASKING PRICE

PRICE UPON REQUEST

FF&E Included • Existing Lease Assumption

DOWNTOWN NEW HAVEN
Prime Business Opportunity



±1,490 SF

EFFICIENT FOOTPRINT

Newer Construction

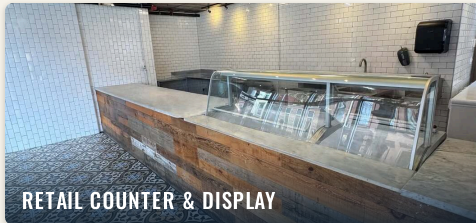
MODERN MIXED-USE BUILDING

Prime Walkability

YALE CAMPUS & DINING

Turnkey

MOVE-IN READY



RETAIL COUNTER & DISPLAY



CAFÉ SEATING & STOREFRONT WINDOWS



MODERN STOREFRONT



READY TO SERVE

PROPERTY HIGHLIGHTS

- ✓ ±1,490 SF of well-designed retail & production space
- ✓ All furniture, fixtures & equipment included, as-is
- ✓ Assumption of existing lease available
- ✓ Floor-to-ceiling storefront windows & high visibility
- ✓ Newer construction in a modern building
- ✓ Heavy foot traffic — Yale, restaurants & retail
- ✓ Efficient prep space with smooth customer flow
- ✓ Minimal startup costs — smooth ownership transition

IDEAL FOR

Owner-operator • dessert or coffee concept • catering & delivery expansion • established brand seeking a second location.



FULLY EQUIPPED & TURNKEY

Nearly all equipment conveyed with the space



EXISTING LEASE ASSUMPTION

Step into favorable in-place lease terms



PRIME YALE / DOWNTOWN LOCATION

Dense, walkable, year-round demand



Your Real Estate,
OUR PRIORITY.

KEN GINSBERG

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