

FOR SALE

26 FOREST STREET

New Canaan, CT 06840



Downtown Core Investment Opportunity

- Trophy Downtown Location
- High-Visibility Storefront
- 5 minute walk to MTA station
- Fully Leased

TOTAL GLA: 4,890 SF

Ground floor: 2 Retail Spaces (2,445/SF)

Second floor: 2 Office Spaces (2,445/SF)

EXCLUSIVELY LISTED BY BERNARD REALTY

Colin Bernard

203.536.0740

Matt Bernard

203.273.2883

71 Arch Street

Greenwich, CT 06830

Phone: (203) 622-1636

Fax: (203) 622-1981

PROPERTY DESCRIPTION AND LOCATION:

Positioned in the heart of downtown New Canaan, 26 Forest Street offers investors and owner-users a rare opportunity to acquire a boutique commercial asset in one of Fairfield County's most sought after towns.

Situated along the highly desirable Forest Street retail corridor, the property benefits from strong pedestrian traffic, attractive storefront visibility, and immediate proximity to the town's primary retail concentration at Elm & Main Street. Surrounded by affluent demographics and within walking distance to the Metro-North Railroad station, 26 Forest Street sits in a high barrier-to-entry market with limited inventory.

An ideal opportunity for an investor seeking long-term stability or an owner-user looking to establish a presence in one of the region's premier downtown environments.

SITE AND ZONE:

.09 acres in the RETB Zone (Retail B)

Total Gross Leasable Area: 4,890/SF
Total Net Leasable Area: 4,342/SF

FAR:

FAR Ratio: .40
Land Area: .09 Acres
Zone: Retail B (RETB)

FAR Calculation:
 $43,650 \times .09 = 3,928.5 \text{ SF}$
 $3,928.5 \times .04 = \underline{1,568 \text{ SF}}$ (Allowable SF)

Tenancy Breakdown:

1st floor:

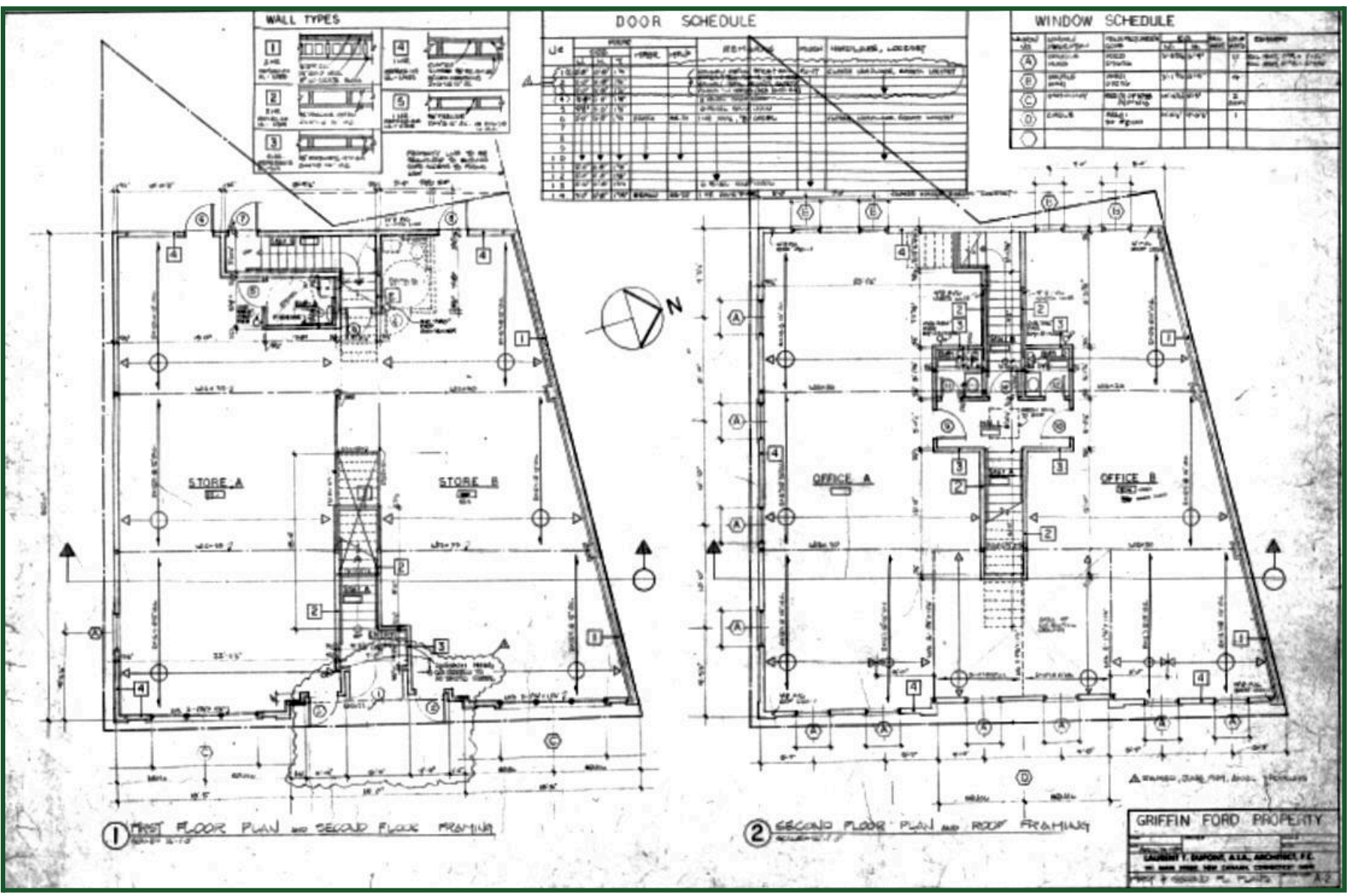
The Studio for Performing Arts (Store A — 1,150/SF)
Gelatissimo Artisan Gelato (Store B — 1,012/SF)

2nd floor:

The Studio (1,380/SF & 800/SF)

Current NOI: \$130,560.27 *Detailed financials available upon execution of confidentiality & client identification*

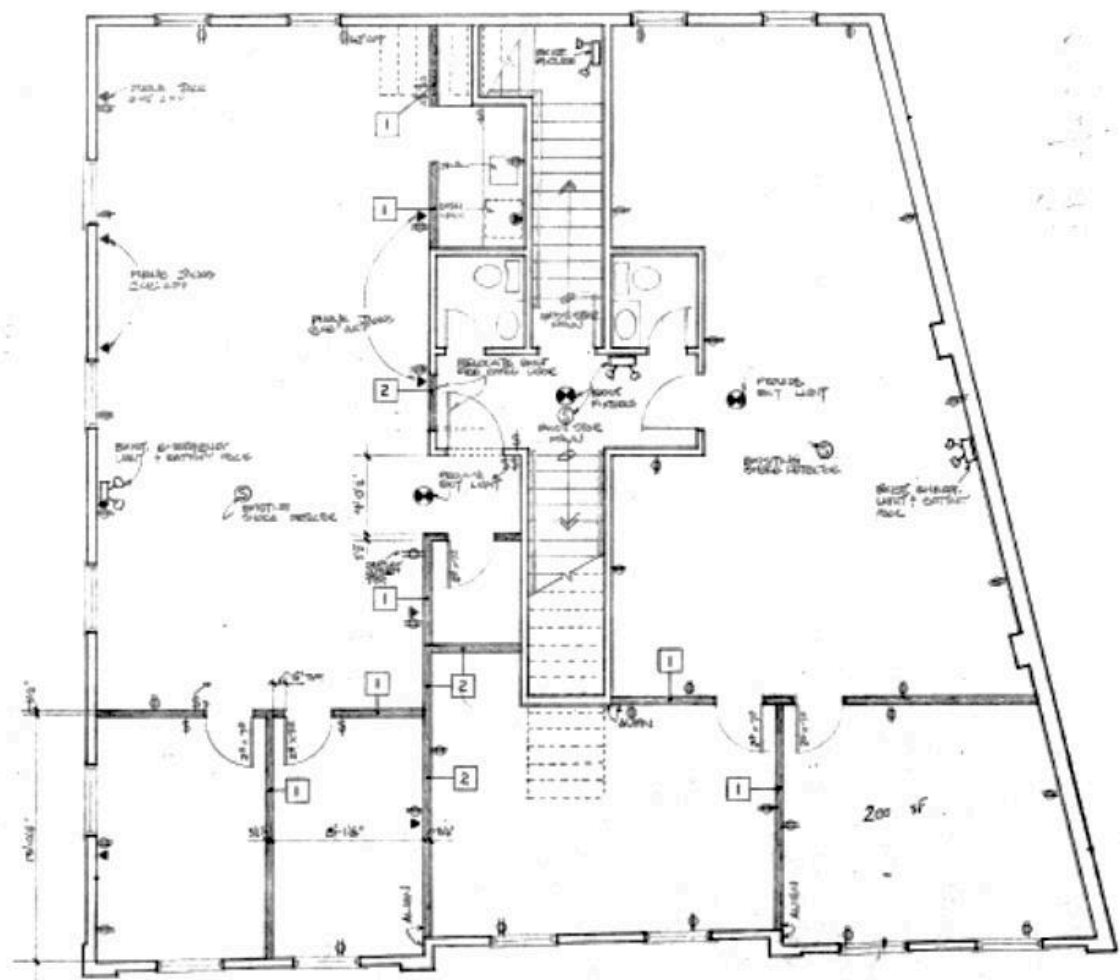
FLOOR PLANS // Ground Floor



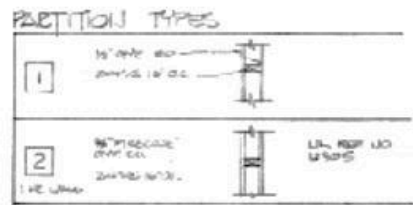
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Information contained herein is from sources deemed to be reliable but subject to errors, omissions, changes of terms, and withdrawal without notice at any time

FLOOR PLANS // 2nd Floor



- PLAN SHEETS**
- Existing construction
 - Proposed construction
 - New wood frame construction

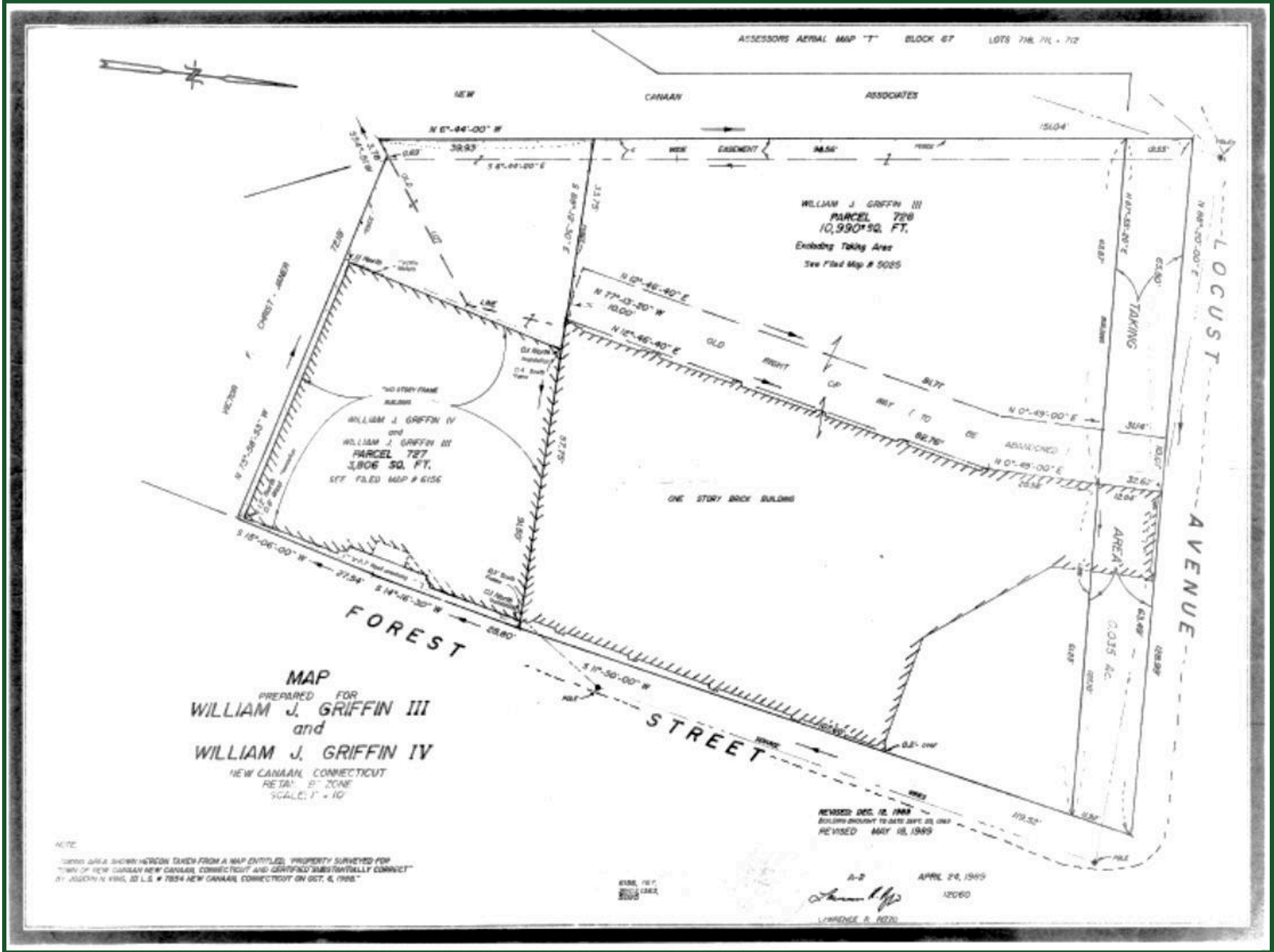


○ SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

*Submitted to
6/26/2017
2/22/17
Approved*

GRIFFIN FORD PROPERTY 2ND FLOOR ALTERATIONS		
DATE: 06/22/2017	DESIGNED BY:	DRAWN BY:
LAURENT T. DUPONT, A.I.A., ARCHITECT, P.C. 191 MAIN STREET, NEW CANAAN, CONNECTICUT 06856		
SECOND FLOOR PLAN		

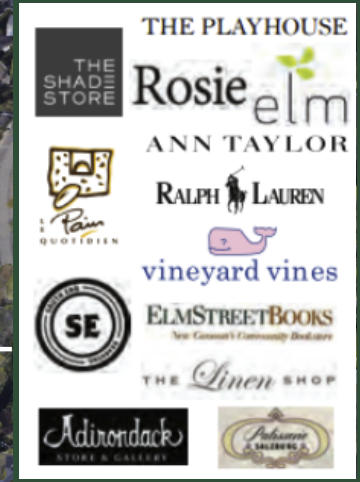
SITE SURVEY





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MTA Metro-North Railroad

New Canaan Town Hall

26 FOREST STREET



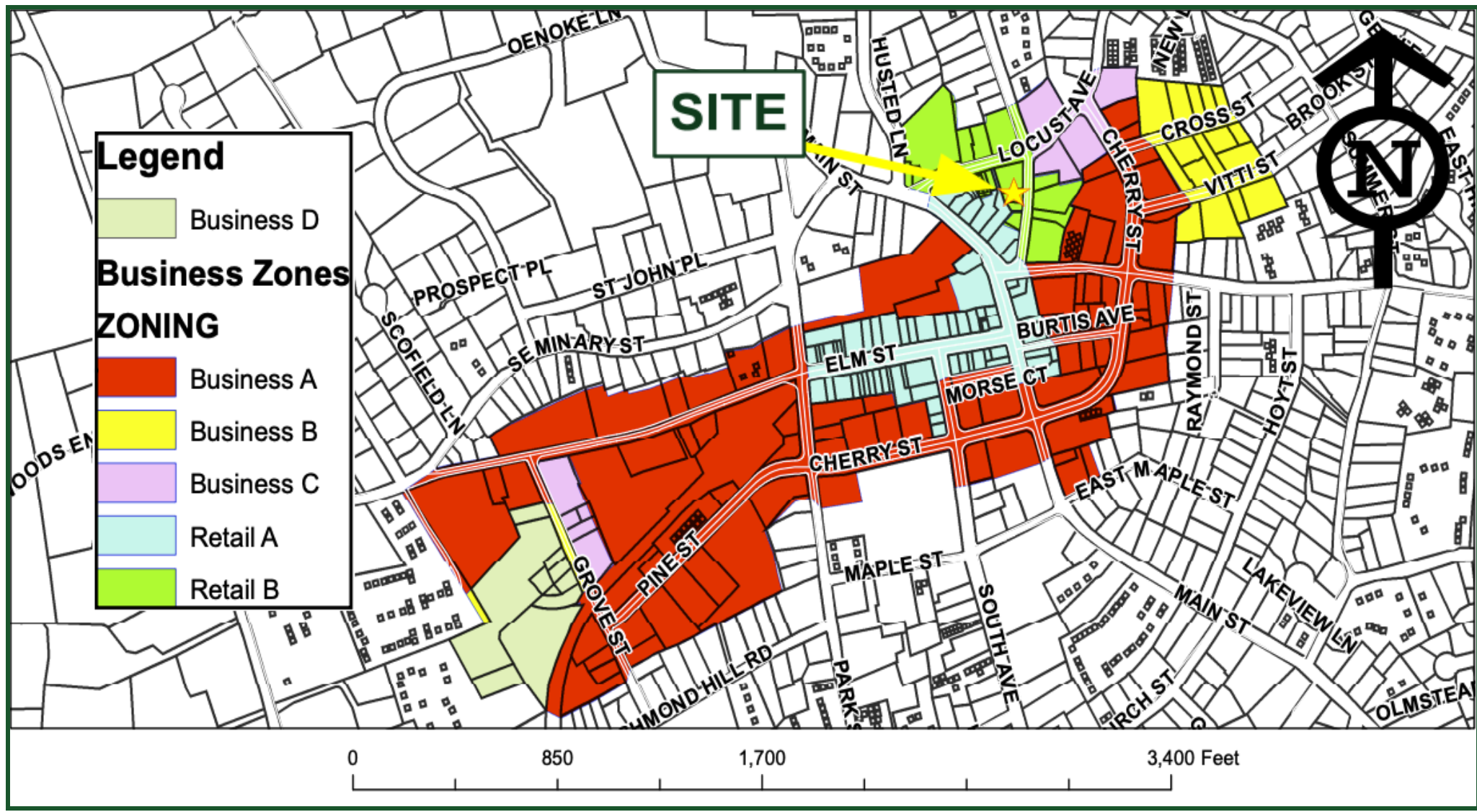
Prime Central Business District Location

26 Forest Street is situated in the heart of New Canaan's highly coveted Downtown Retail District. This premier location offers immediate access to a curated mix of upscale shops, dining, and daily conveniences — all within a highly-walkable environment.

Positioned just steps away from the Metro-North Train Station, the property benefits from consistent commuter traffic and a direct connection to Grand Central Terminal. Further enhancing its visibility and appeal to both local & regional consumers.



Downtown Business & Retail Zone



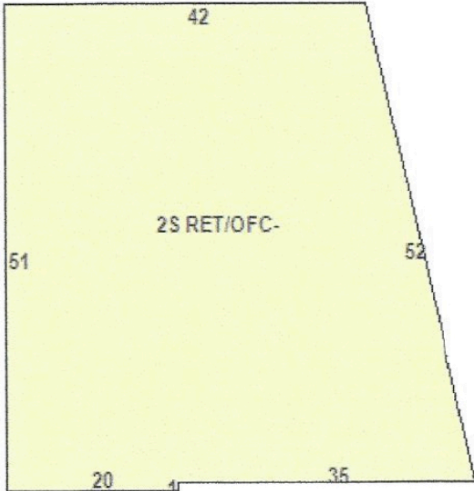

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TOWN TAX CARD

Unique ID: 17415		NEW CANAAN			Card No: 1 Of 1						
Location:	26 FOREST ST	Map Id:	T 67 727	Zone:	RETB	Date Printed:	2/20/2026				
		Neighborhood:	2310			Last Update:	2/20/2026				
Owner Of Record		Volume/Page	Date	Sales Type		Valid	Sale Price				
GRIFFIN & GRIFFIN PARTNERSHIP		0508/0107	12/30/1998	Warranty Deed		No	0				
50 WATER ST, STONINGTON, CT 06378				Exempt							
Prior Owner History											
Permit Number	Date	Permit Description									
14-0364	3/26/2014	ROOF PERMIT									
05-0529	6/30/2005	RENO FOR DISPLAY OF ICE CREAM									
Supplemental Data				Appraised Value							
Census/Tract	00351	GL INCREASE NC		Total Land Value	1,200,000						
Dev Map ID	6650	Sewer total # of be 1		Total Building Value	790,500						
GIS ID		Sewer rate code C2		Total Outbldg Value	0						
Route		Sewer Rate Fee 1300		Total Market Value	1,990,500						
District		Sewer Notes									
Utilities	Sewer										
Acres				State Item Codes							
Land Type	Acres	490	Total Value	Code	Quantity	Value					
Primary Site	0.09	0.00	1,200,000	21-Commercial Land	0.09	840,000					
				22-Commercial Building	1.00	553,350					
Total	0.0900	0.00	1,200,000								
Assessment History (Prior Years as of Oct 1)					490 Appraised Totals						
	2026	2025	2024	2023	2022	Type	Acres	Value	Type	Acres	Value
Land	840,000	840,000	840,000	840,000	756,490						
Building	553,350	553,350	553,350	553,350	421,820						
Outbuilding	0	0	0	0	0						
Total	1,393,350	1,393,350	1,393,350	1,393,350	1,178,310				Totals	0.00	0
						Application Date:	Expiration Date:				
Comments											

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BUILDING NOTES

UTILITIES

The building is serviced by Town Sewer, Water, and Electric

Central Cooling // Forced Hot Air // Tenants individually metered with splits

APPRAISAL // TAX INFORMATION:

Appraisal Date:	2025
Appraised Land:	\$1,200,000
Appraised Improvements:	\$790,500
Total Appraised:	\$1,990,500
Town Property Tax:	\$23,255.00/year — Mill Rate @ 16.691

