



COMMERCIAL

A Development Opportunity Like No Other



**3 Acres On
Main St.
In Downtown
Branford**

**FOR SALE:
\$3,000,000**

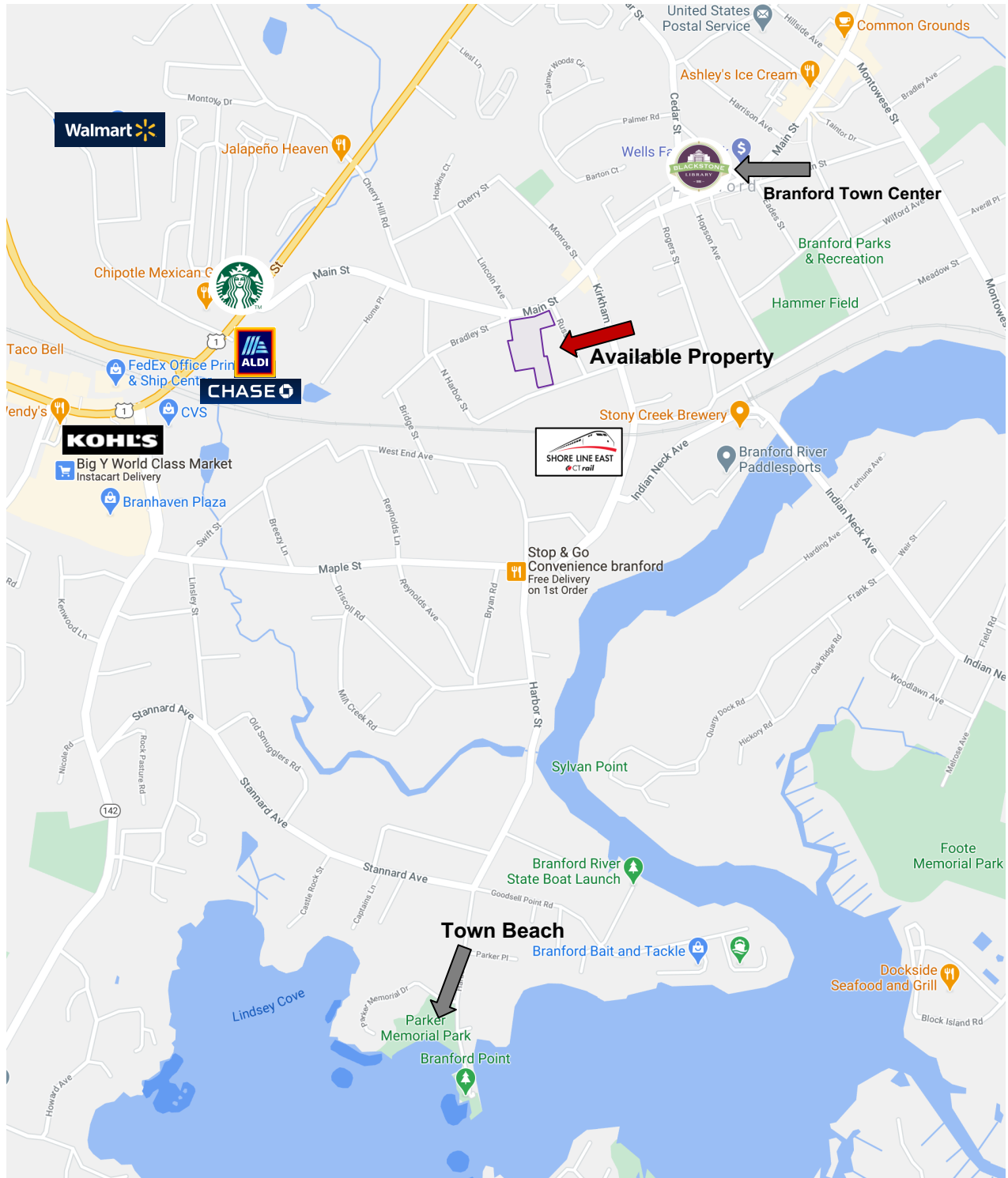
This portfolio is a combination of existing commercial, residential & vacant land that is strategically located near the train station, I95, shopping, restaurants and the beach. Walk to the historic Branford town center. Large retail brands all within a 1/4 mile include Walmart, Starbucks and the recent town approvals of Aldi's and Chase Bank. This 'once in a lifetime property portfolio' has an existing gross income of \$115,000 generated from office building, restaurant/bar, single family house & garages. Enjoy existing revenues while you plan your development and transformation of this "Gem on Main".

Address	Acres	Zone	Description	SqFt	Annual Income	Annual Expense	Tax	Town Appraisal	Improvements
473-497 Main St.	0.25	BR	9 rm Shared Office Network AKA 491 Main	3036	\$64,080	\$12,000	\$7,907	\$390,600	Roof 2019
447-471 Main St.	0.56	BR	Parking Lot w/non-exclusive 23 spaces for 529-531 Main				\$4,485	\$221,500	Lights, Paving
0 Russell St.	0.38	IG-1	Vacant Land				\$2,880	\$142,300	
421-445 Main St.	1.4	BR IG-1	Elm Cafe/ Restaurant	971	\$24,000		\$7,901	\$390,400	
56 Elm St	0.51	R1	House, Garage, Warehouse	1316 1200	\$27,000	\$6,000	\$5,052	\$249,400	
Total	3.1			6523	\$115,080	\$18,000	\$28,225	\$1,394,200	

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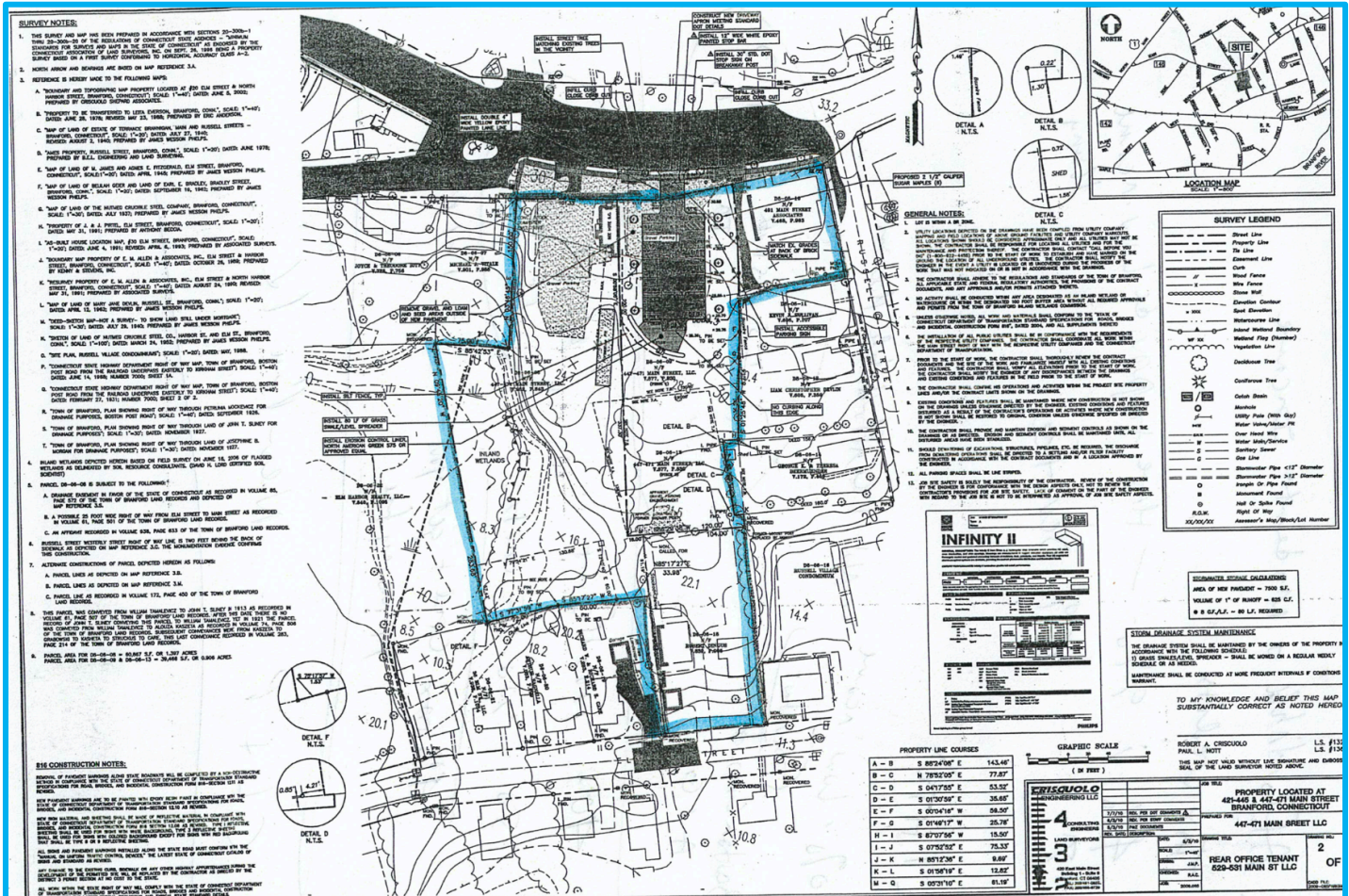
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Survey Map



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