

Jonathan Wallace, LIC # RES.0792677

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COMPASS

(203) 245-1593

89 Whitfield Street, Guilford, CT 06437

\$5,000



Temporarily Off Market

Business Opportunity, Office, Retail

Commercial For Lease

Listing ID : **24149019**

Parcel Number: **1117217**

DOM / CDOM: **102 / 136**

County: **New Haven**

Neighborhood: **N/A**

Is also for Sale/Lease: **/**

Overview

Position your business in one of the most sought-after locations on the Connecticut shoreline. This large retail space sits directly on the Guilford Green offering unmatched visibility, foot traffic and the charm of a vibrant New England town center. The space is bright and open with a newly refinished hardwood floor and fresh paint. The open floor plan is ideal for a custom build out of your business. This space is perfect for a curated retail shop or a professional office such as an architect and or design firm. Large display windows (25ft) provide excellent natural light and prominent street presents while the flexible floor plan supports a wide range of business concepts. Customers will appreciate the convenience of near by public parking, walkability to restaurants and shops and the lively year round activity of the green. The space has interior access to Cilantro Specialty Foods & Coffee Roaster LLC, a vibrant cafe and meeting place for the community. This offers the potential for increased traffic flow and visibility.

The space does not permit food production or the sale of prepared or packaged food.

Private Remarks

Structural/Parking Information

Year Built:	1898	Construction:	Frame
Number of Stories:		Roof:	EPDM Synthetic Rubber
Number of Units:	1	Foundation:	
Number of Tenants:		Flooring:	Ceramic Tile, Plywood, Wood
ADA Compliant/Handicap Features:	/	Ceiling Height:	
SqFt/SqFt Source:	1,500/Public Records	# of Restrooms:	4
Space is Subdividable:	No	# of Loading Docks:	
Covered Parking Space:	0	# of Overhead Doors:	0
Uncovered Parking Space:	10	Office SqFt:	
Total Parking Spaces:	10	Retail SqFt:	
Parking Spaces per 1,000 SqFt:		Industrial SqFt:	
Garage/Parking Info:	10 Total Spaces, Parking Lot, On Street Parking, Off Street Parking	Warehouse SqFt:	
Commercial Features:	Fire Suppression System, Window Display	Residential SqFt:	
Exterior Features:	Sidewalk, Door Sign	Additional SqFt Available:	
		Additional Space Available YN:	No

Building Information

Present Use: **Real Estate office**

Tax Year:

Business Information

Business Name:

Year Business Established:

Number of Employees:

Seating Capacity:

Conforming Use:

Business Licenses:

Lease Information

Landlord Options:

Tenant Responsibilities: **Air Conditioning, Electricity, Heat, Liability Insurance**

Landlord Requirements: **Security Deposit, Lease Required**

Landlord Responsibilities: **Capital Improvements, Common Area Maintenance, Grounds Maintenance, Mechanicals, Parking, Property Management, Real Estate Taxes, Roof Maintenance, Sewer, Snow Removal, Trash Service, Water**

Security Deposit Info: **negotiable**

Build Out Allowance: **Negotiable**

Monthly Lease \$:

Remaining Years on Lease:

Lease Info/Duration: **One Year, Two Years, Three Years**

Potential Use: **retail space, Professional office space**

HOA

Association Fee Provides:

Special Assessments / Details: /

Utility Information

Heat Type/Fuel: **Hot Air/Natural Gas**
Cooling: **Central Air**
Hot Water System:
Water Service: **Public Water Connected**
Sewage System: **Shared Septic**
Annual Sewer Fee/Assessment: **\$0**

Available Utilities: **Electric, Gas, Phone Available, Cable**
Electric Voltage:
Electric Amperage: **200**
Electric Phases: **3**
of Electrical Services:

Lot & Location

Acres: **0.15**
Zoning: **GGB**
Location: **Downtown**
Road Frontage Description: **State Road**
Road Frontage Feet Approx: **52**

Lot Description: **Corner Lot, Level Lot**
In Flood Zone: **No**
Elevation Certificate:
Available Documents: **None**
Traffic Count: **5000**

Walk Score® : 67 Somewhat Walkable - Some errands can be accomplished on foot

Listing Information

Showing Instructions: **use showing time.**
Lock Box Description: **None**
Lock Box Location:
Directions: **The corner of Whitfield and Water streets on the Guilford green.**
Sign: **No**
Owner Name / Phone: **Whitfield&Water LLC / (203) 605-5801**
Occupied By: **Vacant**
One or more of this property's owners is a Real Estate Licensee

Listing Contract Type: **Exclusive Right to Lease Listing Agreement**
Service Type: **Full Service**
Reserved Prospect: **No**
The Commission fields have been removed in accordance with the NAR Settlement, which requires compensation to be excluded in the MLS.
[Click here for additional information](#)
Date Available: **2/1/2026**
Potential Short Sale / Comments: /
The following items are not included in this sale:

Property Management

Property Management Type:
Property Management Company:
Property Management Company Phone:

Property Manager:
Property Manager Phone/Email: /

Listing Agent/Broker Information

List Agent: **Jonathan Wallace, REALTOR (WALLACEJ)**
List Agent Phone: **(203) 605-5801**
List Agent Email: **jonathan.wallace@compass.com**
List Agent License: **RES.0792677**
List Agent Website: **https://www.compass.com/agents/jonathanwallace/**

List Office: **Compass Connecticut, LLC (PAGE51)**
List Office Phone: **(203) 245-1593**
List Office Website: **www.compass.com**

Marketing History

List Price: **\$5,000**
Previous List Price: **\$5,995**
Original List Price: **\$55.60**
Price Last Updated: **02/14/2026**
List Price as % of Assessed Value:

Entered in MLS: **01/14/2026**
Contract Effective Date: **01/14/2026**
Start Marketing Date: **01/14/2026**
Listing Last Updated: **04/26/2026**
Expiration Date: **08/31/2026**
Sale Financing:

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