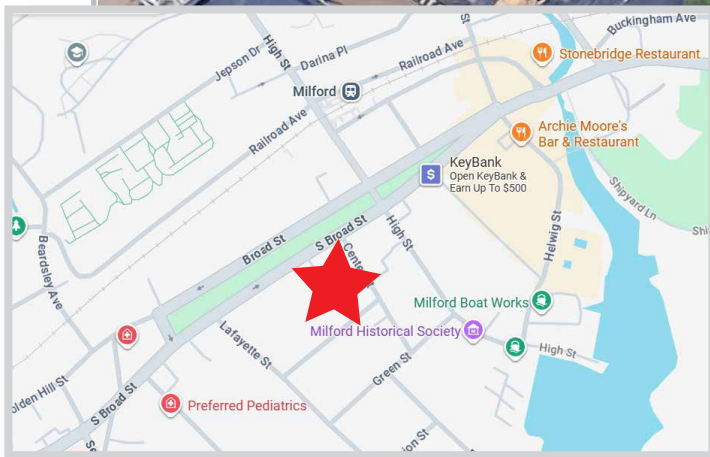


# FOR SALE: INVESTMENT OPPORTUNITY (2) MIXED-USE PROPERTIES ON .67 +/- ACRES 142-144-146 & 150-152 Broad Street, Milford, CT



COLONIAL PROPERTIES



## PROPERTY INFORMATION

|                          |                              |
|--------------------------|------------------------------|
| <b>Sale Price:</b>       | <b>\$3,600,000</b>           |
| <b># of Buildings:</b>   | <b>2</b>                     |
| <b>Square Footage:</b>   | <b>3,947 &amp; 4,644 +/-</b> |
| <b>Total # of Units:</b> | <b>9</b>                     |
| <b># of Parcels:</b>     | <b>2</b>                     |
| <b>Acres:</b>            | <b>.67 +/- total</b>         |
| <b>Occupancy:</b>        | <b>100%</b>                  |
| <b>Total Taxes:</b>      | <b>\$27,116</b>              |
| <b>Zoning:</b>           | <b>MCDD</b>                  |

## HIGHLIGHTS

- (5) Retail/Office Units & (4) Residential Apts.
- Downtown location across from Town Green
- Separate utilities
- Convenient to public off street parking
- Potential Owner/User Property
- Ideal Live/Work Opportunity



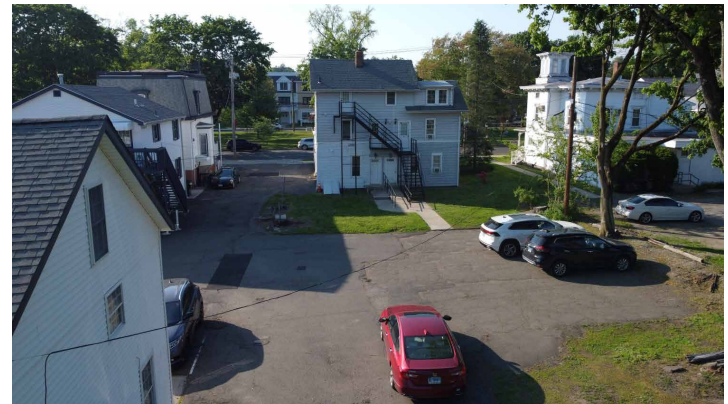
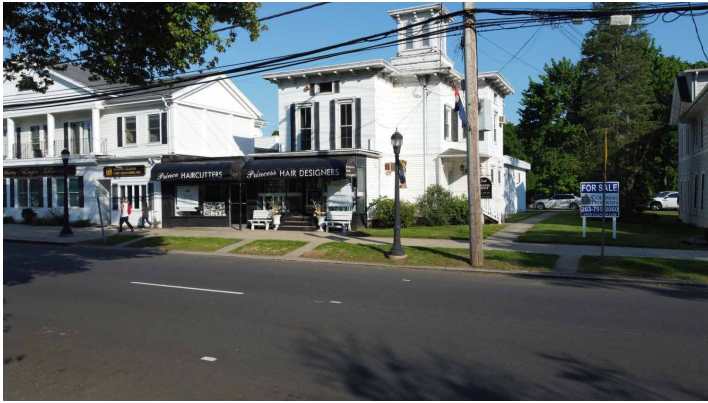
200 Boston Post Road, Orange, CT 06477

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## DESCRIPTION

Located in the heart of Downtown Milford, 142-146 & 150-152 Broad Street presents a rare opportunity to acquire a prominent mixed-use investment portfolio consisting of two parcels in one of the area's most established commercial corridors. The properties feature a strong blend of retail and residential tenancy, offering investors stable in-place income with additional upside potential through future rent growth and continued downtown demand. Positioned along highly visible Broad Street, the assets benefit from exceptional walkability, strong daily traffic counts, and close proximity to the Milford Green, Metro-North Train Station, restaurants, shopping, and major highways including I-95 and the Merritt Parkway.

The buildings offer an attractive mix of street-level commercial storefronts and upper-level residential apartments, creating diversified income streams and long-term investment stability. With excellent frontage, convenient access, and a highly desirable downtown location, this portfolio is well suited for investors seeking a value-add or stabilized mixed-use asset in a thriving shoreline market.



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