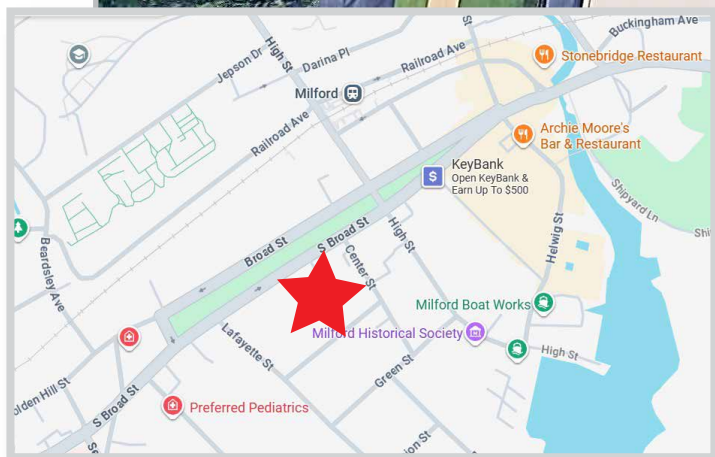


# FOR SALE: MULTI-FAMILY INVESTMENT OPPORTUNITY ON .40 +/- ACRES

158 Broad Street, Milford, CT



COLONIAL PROPERTIES



## PROPERTY INFORMATION

<b>Sale Price:</b>	<b>\$3,600,000</b>
<b># of Buildings:</b>	2
<b>Square Footage:</b>	Bldg 1:3,252 SF, Bldg 2:2,342 SF
<b># of Units:</b>	8 total (4 & 4)
<b># of Parcels:</b>	1
<b>Acreage:</b>	.40 +/- acres total
<b>Occupancy:</b>	100%
<b>Property Taxes:</b>	\$20,400/year
<b>Zoning:</b>	MCDD

## HIGHLIGHTS

- Two separate apartment buildings, each with (4) Residential units
- Prime Downtown Milford location
- Walking distance to Milford Green, Harbor, Restaurants, Train Station and I-95
- High-demand rental market w/limited inventory



200 Boston Post Road, Orange, CT 06477

**Tony Vitti**  
tony.vitti@colprop.com  
Cell: 203-915-4450  
www.colprop.com

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158 Broad Street, Milford, CT



COLONIAL PROPERTIES



## DESCRIPTION

Exceptional opportunity to acquire a multifamily investment property consisting of two separate 4-unit apartment buildings for a total of 8 residential units in the heart of Downtown Milford. This income-producing asset offers investors stable cash flow, a desirable unit mix, and a premier location within one of Connecticut's most sought-after shoreline communities.

Positioned on Broad Street, the property is within walking distance of the Milford Green, Milford Harbor, restaurants, retail shops, and the Milford Train Station. Residents benefit from a vibrant downtown lifestyle combined with convenient access to I-95, Route 1, and the Merritt Parkway, making the property highly attractive to both local residents and commuters.

With strong rental demand, limited multifamily inventory, and continued growth throughout the Milford market, this offering presents a rare opportunity to acquire a well-located multifamily asset with long-term investment potential.



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