

FOR SALE OR LAND LEASE | 1.18± ACRES

REDEVELOPMENT SITE IN PRB-3 & R-3 ZONES

Boston Post Road & Boston Street, Guilford, CT
(property is located between #500 & #522 Boston Post Rd)

SALE PRICE: \$499,000 | LEASE RATE: \$35,000/YR NNN

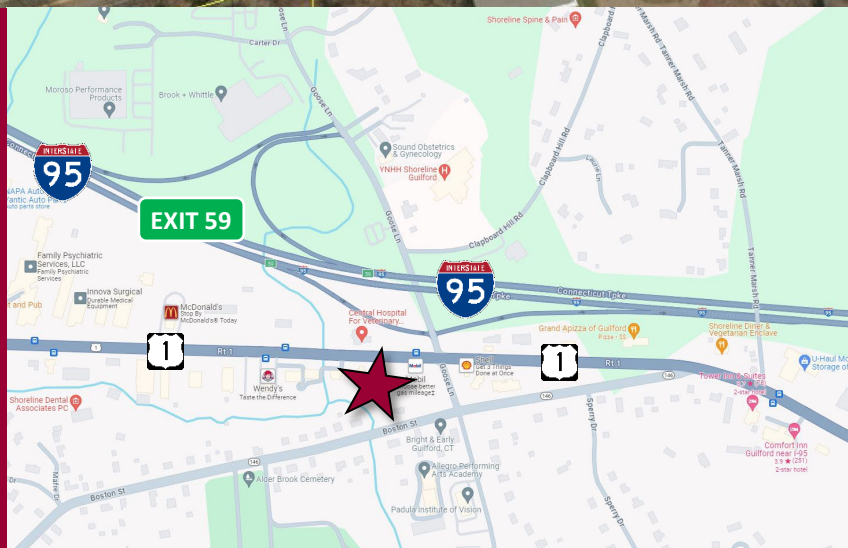


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Redevelopment Site
- 2 Parcels totaling 1.18± Acres
- Zones: PRB-3 (Post Road Business) & R-3
- Frontage: 150.43' – BPR
- Frontage: 136' – Boston St
- ADT: 13,000±
- Close Proximity to I-95 at Exit 59
- Surrounded by national retailers
- Many area amenities
 - Shopping, Banking, Dining

For more information contact:

Will Braun | 203-804-6001 | wbraun@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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SITE INFORMATION

BUILDING/MAP ADDRESS 04801902 & 04801903
TOTAL SITE AREA 1.18± Acres
NUMBER OF LOTS 2 (0.62± Acre & 0.56± Acre)
ZONING PRB-3 (Post Road Business) & R-3
VISIBILITY Excellent
FRONTAGE 150.43' – Boston Post Rd
136' – Boston Street
HWY ACCESS I-95
TRAFFIC COUNT 13,000± ADT

UTILITIES

SEWER At Street
WATER At Street

TAXES

ASSESSMENT Boston Post Rd - \$189,000
Boston St - \$203,000
MILL RATE 28.40
TAXES \$5,367.60 – Boston Post Rd
\$5,765.20 – Boston St

ZONING PERMITTED USES

PRB-3 (Post Rd Business) Business uses to serve the local community with respect to surrounding residential areas.

DIRECTIONS

I-95 to Exit 59 to Goose Lane to Boston Post Road or Boston Street. **This property is located between #500 & #522 Boston Post Road.**

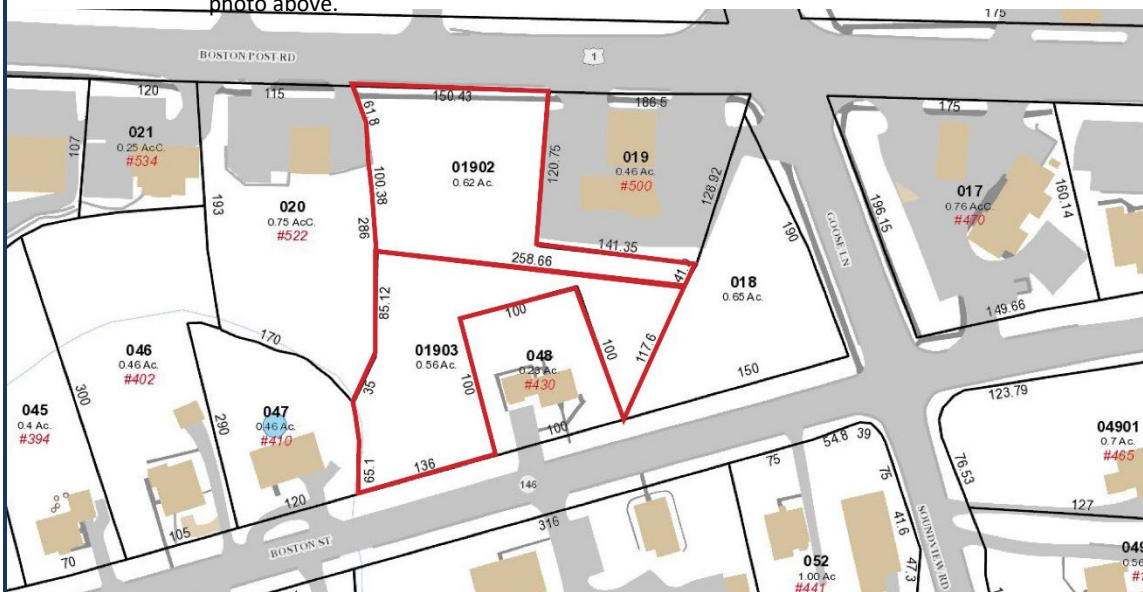


AREA RETAIL

Central Hospital Vet, Valvoline, Monro Auto Service, Wendy's, Foodworks, Dairy Queen, McDonalds Guilford Savings Bank, A-1 Complete Auto Care & more.

COMMENTS

O,R&L Commercial is pleased to offer a redevelopment site consisting of 2 parcels of land totaling 1.18± acres. There is a 0.62± acre parcel with 150+ feet of frontage on the Boston Post Road / Route 1 in the PRB3 Zone (Post Road Business) and a 0.56± acre parcel with 136 feet of frontage on Boston Street in a **split zone** with a section of this parcel in PRB3 and some in R-3. Please see photo above.



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- Close Proximity to I-95 Exit 59
- Surrounded by national retailers
- Many area amenities nearby

PRB-3 Zone

with Site Plan Approval

- Town, State, Federal Buildings
- Artist Studios / Galleries
- Business & Professional Offices
- Child Day Care Center or Adult Day Care Center
- Financial Institutions
- Funeral Homes
- Garden Supply Stores including Greenhouses
- Hospitals & Skilled Nursing Facilities
- Indoor / Outdoor Recreation Facilities
- Laundromats / Dry Cleaning
- Medical / Dental Facilities
- Personal Service Establishments
- Physical Fitness, Gyms, Dance Studios etc.
- Restaurants
- Retail Stores
- Urgent Medical Care
- Veterinary Facilities

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Connect with Us



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