

# FOR SALE | 2,772± SF COMMERCIAL / RETAIL BUILDING

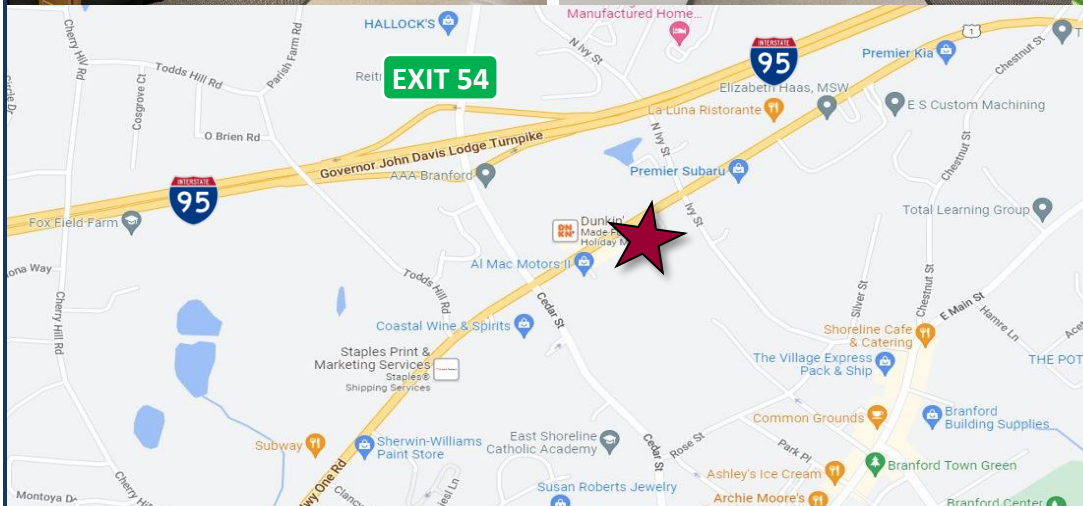
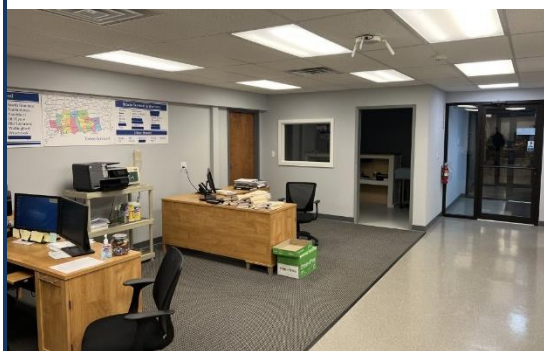
## PRIME LOCATION ON ROUTE 1 / DIRECTLY OFF I-95 EXIT 54

135 North Main Street, Branford, CT 06405

SALE PRICE: \$399,000



Ranked in Top 50  
Commercial Firms in U.S.



### Property Highlights

- 2,772± SF Commercial / Retail Building for Sale
- Significantly renovated within last 10 years
- Located on 0.17± acre
- Prime Location on Route 1
- Two On-site Parking lots, front & rear of building
- Directly off I-95 at Exit 54 (Cedar Street Exit)
- ADT: 12,351±
- R-1 Zone

For more information contact:

**Will Braun | 203-804-6001 | [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)**

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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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### BUILDING INFORMATION

GROSS BLDG AREA 2,772± SF  
AVAILABLE AREA 2,772± SF  
NUMBER OF FLOORS 1  
CONSTRUCTION Concrete & Wood Frame  
ROOF TYPE Asphalt Shingles  
YEAR BUILT 1940

### SITE INFORMATION

SITE AREA 0.17± acre  
ZONING R-1  
PARKING In front & rear of building  
SIGNAGE Building  
VISIBILITY Excellent, Route 1  
FRONTAGE 50'  
HWY ACCESS I-95  
TRAFFIC COUNT 12,351± - Route 1  
19,100± - Cedar St

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas, Forced Air  
ELECTRIC SERVICE Single phase 200amp

### UTILITIES

SEWER Public Connected  
WATER Public Connected  
GAS Yes

### TAXES

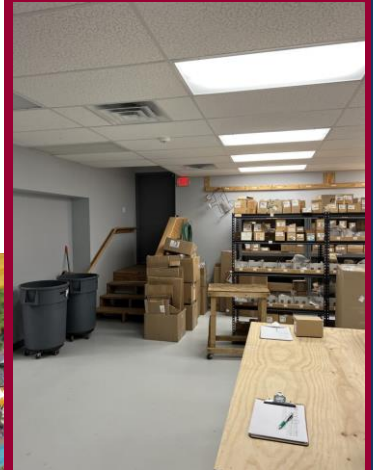
ASSESSMENT \$169,000  
MILL RATE 29.45  
TAXES \$4,977.06

**COMMENTS** 2,772± SF Commercial / Retail Building for Sale. The building has been updated within the last 10 years and offers nicely appointed space. The property has a parking lot in the front and rear of the building, excellent visibility on Route 1, and convenient access to I-95 at Exit 54.

**DIRECTIONS** I-95 to Exit 54 to Cedar Street, take left onto US-1 north onto North Main Street

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- R-1 Zone – Limited business use, special exceptions required in most cases.



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