

Former Land Rover Car Dealership for Sale or Lease

825 Bridgeport Avenue
Milford, Connecticut 06460



For Sale at ~~\$2,500,000~~ **\$2,300,000**
or for Lease at \$200,000/Year NNN

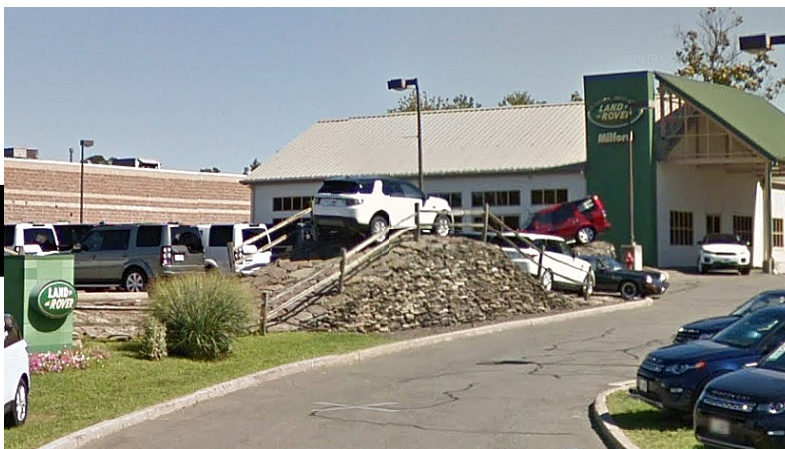
- ▶ 9,100 SF freestanding retail building is situated on a 1.7 acre site in a CDD3 zone.
- ▶ Adjacent to a Super Stop & Shop with 211 linear feet of frontage on Route 1
- ▶ Property features a canopied entrance, two drive-in doors, two showroom drive-in entrance doors, three outdoor vehicle rock surround displays, three restrooms, and a security system.
- ▶ One-story building is handicapped accessible and offers abundant parking with over 82 spaces.
- ▶ Ideally located and easily accessible.
- ▶ Minutes to big box retailers, restaurants and businesses, and less than one mile from I-95 (Exit 35).
- ▶ 1.6 miles from the Milford Metro-North Train Station and is on a Greater Bridgeport Transit Bus Line.
- ▶ Less than two miles from the Milford Parkway Connector to the Merritt Parkway (Route 15).

Broker: Jon Angel
President
203.335.6600, Ext. 21
jangel@angelcommercial.com

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COMMERCIAL, L.L.C.

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Former Land Rover Car Dealership for Sale or Lease at 825 Bridgeport Avenue in Milford, CT. The 9,100 SF freestanding retail building with an additional 465 SF of mezzanine storage space is situated on a 1.7 acre site in a CDD3 zone. Adjacent to a Super Stop & Shop with 211 linear feet of frontage on Route 1, the property features a canopied entrance, two drive-in doors, two showroom drive-in entrance doors, three outdoor vehicle rock surround displays, three restrooms, and a security system. The one-story building is handicapped accessible and offers abundant parking with over 82 spaces. The property is ideally located and easily accessible. It is minutes to big box retailers, restaurants and businesses, and less than one mile from I-95 (Exit 35). It is 1.6 miles from the Milford Metro-North Train Station and is on a Greater Bridgeport Transit Bus Line. It is less than two miles from the Milford Parkway Connector to the Merritt Parkway (Route 15).

The Site

Space Available:	9,100 RSF
Total Building Size:	9,100 RSF
Building Type:	Retail Building
Year Built:	2001
Land:	1.7 acres
Real Estate Taxes:	\$45,034.24 (2020)
Zoning:	Corridor Design Development District (CDD-3)
Construction:	Steel & Clapboard
Stories:	One

Equipment

Lift Systems:	(3) Two Post Floor Mounted Lift Systems (2) Four Post Floor Mounted lift Systems
Other:	Air Compressor, Radiant Heat System in Work Space, Exhaust Collection System & Oil/Water Separator

Features

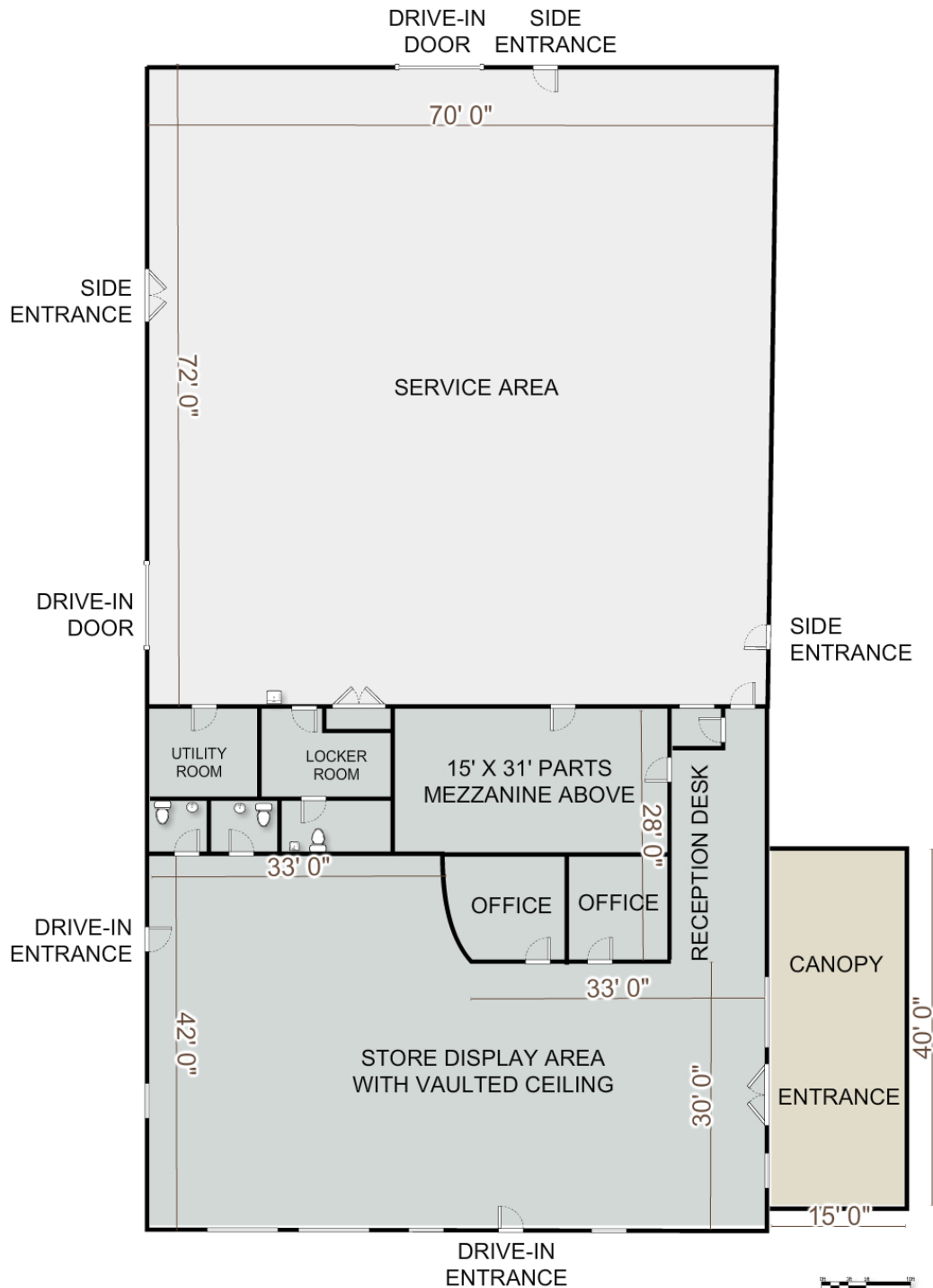
Parking:	Over 82 Spaces
Ceiling Height:	14' to 20'
Loading:	Two Drive-in Doors (12' H x 19' W & 12' x 10' W)
Amenities:	Canopied Entrance, Three Restrooms, Two Drive-in Entrance Doors in Showroom, Three Outdoor Vehicle Rock Surround Displays & Security System

Utilities

Water/Sewer:	City/City
Heating:	Gas
A/C:	Partial
Power:	400 Amps

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Location Map

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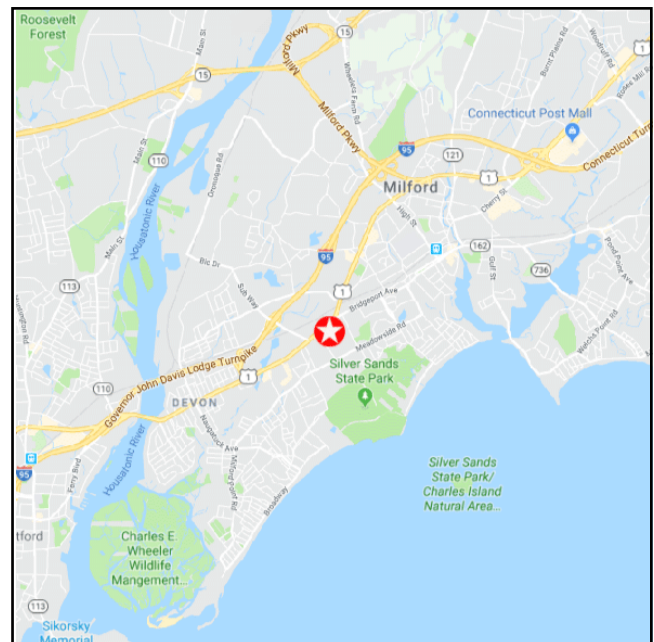


Minutes to big box retailers, restaurants and businesses, and less than one mile from I-95 (Exit 35).

1.6 miles from the Milford Metro-North Train Station

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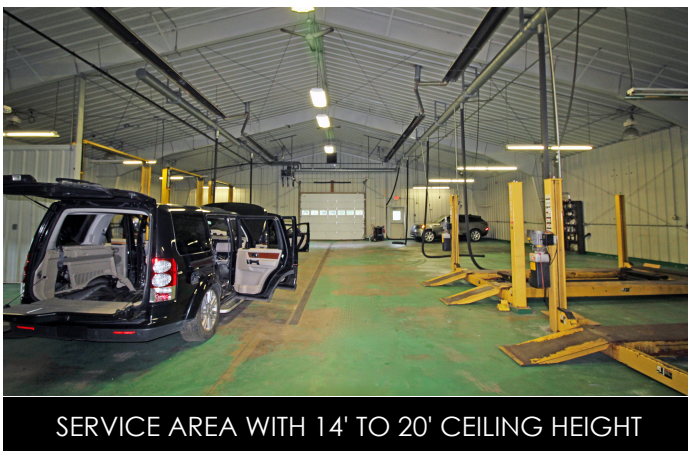
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Photo Gallery

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Milford, CT - Corridor Design Development District (CDD-3)

Please visit the City of Milford website for complete zoning regulations.

SECTION 3.18 CORRIDOR DESIGN DEVELOPMENT DISTRICT 3 – BRIDGEPORT AVENUE DESIGN CORRIDOR DISTRICT : CDD-3

Purpose: The purpose of the Corridor Design Development District 3 – Bridgeport Avenue Design District is to enhance a section of U.S. Route 1 which serves as a critical transportation link between Milford Center and the southwestern area of the City, as well as a location of uses which support the tax base, provide goods and services, and transition to adjacent neighborhoods. As is the case with all Corridor Design Development Districts, a high level of design is established for the review of development proposals within the Site Plan review procedure.

3.18.1 Permitted Uses: Subject to all other applicable provisions and limitations of these Regulations, the Board shall permit the following buildings or uses in the Corridor Design Development District 3 – Bridgeport Avenue Design District, subject to Site Plan Approval in accordance with ARTICLE VII, herein.

3.18.1.1 Commercial garage, gasoline station, vehicle repair and/or service garage, vehicle dealership, vehicle washing establishment, or other similar uses, subject to the following:

- (a) No display or parking of vehicles shall be permitted within buffer or pedestrian areas within the parcel or within any public right-of-way.
- (b) All applicable provisions of Section 5.4 herein.

3.18.1.2 Stores for sale of goods or for performance of personal services.

3.18.1.3 Food or beverage service establishments, without the sale of alcoholic liquor, except as otherwise provided herein. This shall not include fast food restaurants as defined in Article XI, 11-2.

3.18.1.4 Offices for business, financial, professional or personal services or other similar offices.

3.18.1.5 Building equipment, merchandise, materials or supply businesses, provided that the principal use is within a completely enclosed building.

3.18.1.6 Printing or publishing establishments.

3.18.1.7 Metal, woodworking or other similar shops or repair services

Zoning regulations provided herein are subject to change without notice. Please visit the City of Milford website to view current zoning regulations.

3.18.1.8 Self-service laundry.

3.18.1.9 Dry cleaning or dyeing establishments using non-flammable solvents, subject to approval of the cleaning solvents by the Fire Department and approval of the method of waste disposal by the Departments of Public Works and Public Health.

3.18.1.10 Off-street parking garages or lots, provided that no display or parking of vehicles shall be permitted within buffer or pedestrian areas or within any public right-of-way.

3.18.1.11 Mixed use buildings containing two or more Permitted Uses.

3.18.1.12 Sale of alcoholic liquor subject to the applicable provisions of Section 5.5 herein.

3.18.1.13 Commercial schools as defined herein.

3.18.1.14 Health centers or clubs, including reducing salons, steam baths or other similar uses.

3.18.1.15 Outdoor places of entertainment, amusement, recreation or assembly such as miniature golf, golf driving range or other similar open space uses.

3.18.1.16 Drive-in establishments, as defined herein and including retail sales with curb service and carry-out food service.

3.18.1.17 Eating places containing a minimum floor area of 2,000 square feet subject to the provisions of Section 5.5 herein, notwithstanding Sections 5.5.1.2 and 5.5.4.1.

3.18.1.18 Veterinary hospitals.

3.18.2 Special Uses: Subject to all other applicable provisions and limitations of these Regulations, the Board may allow the following buildings or uses, subject to Special Permit and Site Plan Approval in accordance with ARTICLE VII herein.

3.18.2.1 Clubs, lodges or fraternal organizations in accordance with the provisions of Section 3.8.2.1 herein.

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- 3.18.2.2** Churches or religious institutions.
- 3.18.2.3** Public charitable institutions.
- 3.18.2.4** Library, community center or other public buildings.
- 3.18.2.5** Parks, playgrounds or other public facilities.
- 3.18.2.6** Public utility buildings or facilities.
- 3.18.2.7** Mixed use buildings containing one or more Special Uses.
- 3.18.2.8** Indoor places of entertainment, amusement, recreation or assembly, such as theaters, billiard rooms, bowling or other similar indoor uses.
- 3.18.2.9** The manufacturing, fabricating, assembling or processing of goods or products, provided that the use as well as storage or accessory uses are completely within an enclosed building.
- 3.18.2.10** Fast food restaurants as defined in Article XI, 11-2.
- 3.18.2.11** Accessory buildings or uses clearly subordinate and customarily incidental to and located on the same lot with any of the foregoing Special Uses may be approved by the Board in the same manner as a Permitted Use, unless the Board requires a public hearing. Those not complying with 3.16.3.3 shall require a Special Permit.
- 3.18.2.12** Restaurants with an outdoor customer dining area as defined in Section 11-2.
- 3.18.2.13** Other related or equivalent principal buildings or uses, which are not specifically listed and are not prohibited, may be permitted by the Board by Special Exception in accordance with Section 7.3.

3.18.3 Accessory Uses: The following accessory uses shall be allowed:

3.18.3.1 Converting, altering, finishing, cleaning, assembly or other processing of products which is clearly subordinate and customarily incidental to the principal use and where goods so produced or processed are used or sold exclusively on the premises, provided that the area used for such purposes shall be within a completely enclosed building.

3.18.3.2 Accessory outside storage of equipment, merchandise, materials or supplies which is clearly subordinate and customarily incidental to the principal use and where goods so stored are used or sold exclusively on the premises, provided that the area used for outside storage shall be limited to 15% of the lot area and shall be effectively screened on all sides by appropriate structures, fencing, walls or landscaping of suitable type, density and height, as determined by the Board and in accordance with Article V, Section 5.14.

3.18.3.3 Other accessory buildings or uses which are clearly subordinate and customarily incidental to and located on the same lot with the principal use, and that will not be hazardous to the public health, safety and welfare.

3.18.3.4 Off-street parking and loading in accordance with Section 5.1, herein; except that off-street parking, loading, and vehicular access shall be provided in the manner and to the extent determined by the Board to be adequate for any mixed use building notwithstanding the applicable provisions of Section 5.1.4, herein.

3.18.3.5 Signs: In accordance with Section 5.3, herein.

3.18.4 Lot and Building Requirements: Buildings and uses shall comply with all lot and building requirements as set forth hereinafter.**3.18.4.1 Minimum Lot Requirements:**

- (1) Lot Area: 10,000 square feet
- (2) Lot Width: 50 feet
- (3) Lot Depth: 100 feet

3.18.4.2 Minimum Yard and Open Space Requirements:

- (1) Principal Uses:

Zoning regulations provided herein are subject to change without notice. Please visit the City of Milford website to view current zoning regulations.

- (a) Front Yard: 20 feet.
- (b) Side & Rear Yards: None required, but at least 4 feet if provided. Lots adjacent to any Residential District shall comply with 3.18.4.2(3).
- (2) Accessory Buildings: Front yard: 20 feet. Side and rear yards are not required, but shall be at least four (4) feet, if provided.
- (3) Buffer Strip: An adequate buffer strip shall be provided adjacent to any Residential District. Said buffer strip shall be equal to or greater than 10% of the average lot width for side yards or average lot depth for rear yards, whichever is applicable, but not less than 20 feet; except that the Board may substitute, for a required 10 foot buffer, appropriate fencing or landscaped berm of suitable type and height which shall be installed and maintained by the applicant to effectively screen the use from adjoining Residential Districts.
- (4) Landscaping: All site landscaping must comply with the provisions of Section 5.14 and Section 3.19.4.2(5) below.
- (5) Landscaping of Surface Parking Lots: In addition to the site landscaping requirements provided in Section 5.14, the following provisions shall apply to vehicle dealership establishments in regard to the landscaping of surface parking lots.
 - (a) Portions of a land parcel used for the outdoor display of vehicles for sale or lease shall not be required to provide internal landscaping for such display areas.
 - (b) In lieu of internal landscaping in outdoor vehicle display areas, a ten (10) foot-wide buffer strip, landscaped in accordance with Section 5.14, shall be provided along the length of those sides of the display area that face a street or other public right-of-way, and along the length of those sides of the display area that face any lot line shared with an adjacent non-residential use.
 - (c) In lieu of internal landscaping in outdoor vehicle display areas, a twenty (20) foot-wide buffer strip, landscaped in accordance with Section 5.14, shall be provided along the length of those sides of the display area

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that face any residential zone boundary line or lot line shared with an adjacent residential use.

- (d) Portions of a land parcel used for parking purposes for customers and employees shall be landscaped in accordance with Section 5.14.

3.18.4.3 Building Requirements:

- (1) Design: Buildings shall be designed in such a manner as to be compatible with the lot and in harmony with the general character and appearance of the surrounding neighborhood. Specific attention shall be given to the physical relationship to adjacent residential areas as well as the view from such areas.
- (2) Length: Buildings shall not be of such unreasonable length as to adversely affect the general character and appearance of the surrounding neighborhood.
- (3) Height: No building or structure shall exceed 40 feet in height.
- (4) Spacing: Group buildings on a single lot shall be so arranged that the minimum distance between principal and/or accessory buildings shall be equal to or greater than one-third the sum of the heights of the affected buildings; exclusive of parking structures which are designed to function in conjunction with a principal building.
- (5) Building Area: A maximum of 50 percent or less as required by off-street parking and loading regulations.
- (6) Floor Area Ratio: A maximum of 1.0 FAR, exclusive of accessory parking garages and structures.
- (7) Access Management: The points of vehicular access to Route 1 shall be limited to one vehicular access point per property, plus one additional vehicular access point for every 100 feet of frontage beyond the minimum lot width.

3.18.5 Prohibited Uses: The following uses shall be expressly prohibited.

3.18.5.1 No trucking terminal facilities for handling freight or material with or without maintenance facilities shall be permitted; except for clearly subordinate and customarily incidental delivery departments or off-street loading facilities operated by business concerns for their own uses.

3.18.5.2 Residential uses of any type shall be prohibited.

3.18.5.3 Any building or use which will not comply with the Performance Standards of Section 5.11 shall be prohibited.