

**DESIRED SHORELINE LOCATION
MADISON, CT**



**AVAILABLE FOR SALE
OFFERED AT: \$860,000**

**IN TOWN LOCATION
SET ON 0.23 ACRE**

**86 Bradley Road
Madison, Connecticut**

**Renee Stevens
860-964-0205
rstevens@presscuzzo.com**

OVERVIEW

DESIRED
SHORELINE LOCATION
MADISON, CT

Madison is charming coastal town experiencing significant economic growth. This unique property is set in an active commercial district and half mile from I-95. This is a rare chance to own a property that offers substantial appreciation due to its location and the exclusivity of the neighborhood for investors and owner occupants. Conveniently located across from the Shoreline East Train Station and Ring's End, and current use as professional office space offers strong potential for conversion as mixed-use, residential, or a versatile 2-unit multi-family setup.

PROPERTY HIGHLIGHTS

- Thriving Business district
- Across from Commuter Railroad
- Well Maintained Property
- Zone D: Downtown District
- Convenient to I-95 & US1

PROPERTY SUMMARY

- Year built: 1990
- Lot Size: 0.23 Acre
- 2 Story Building, 2,852 SF
- City Gas, Water
- 10 Parking Spaces



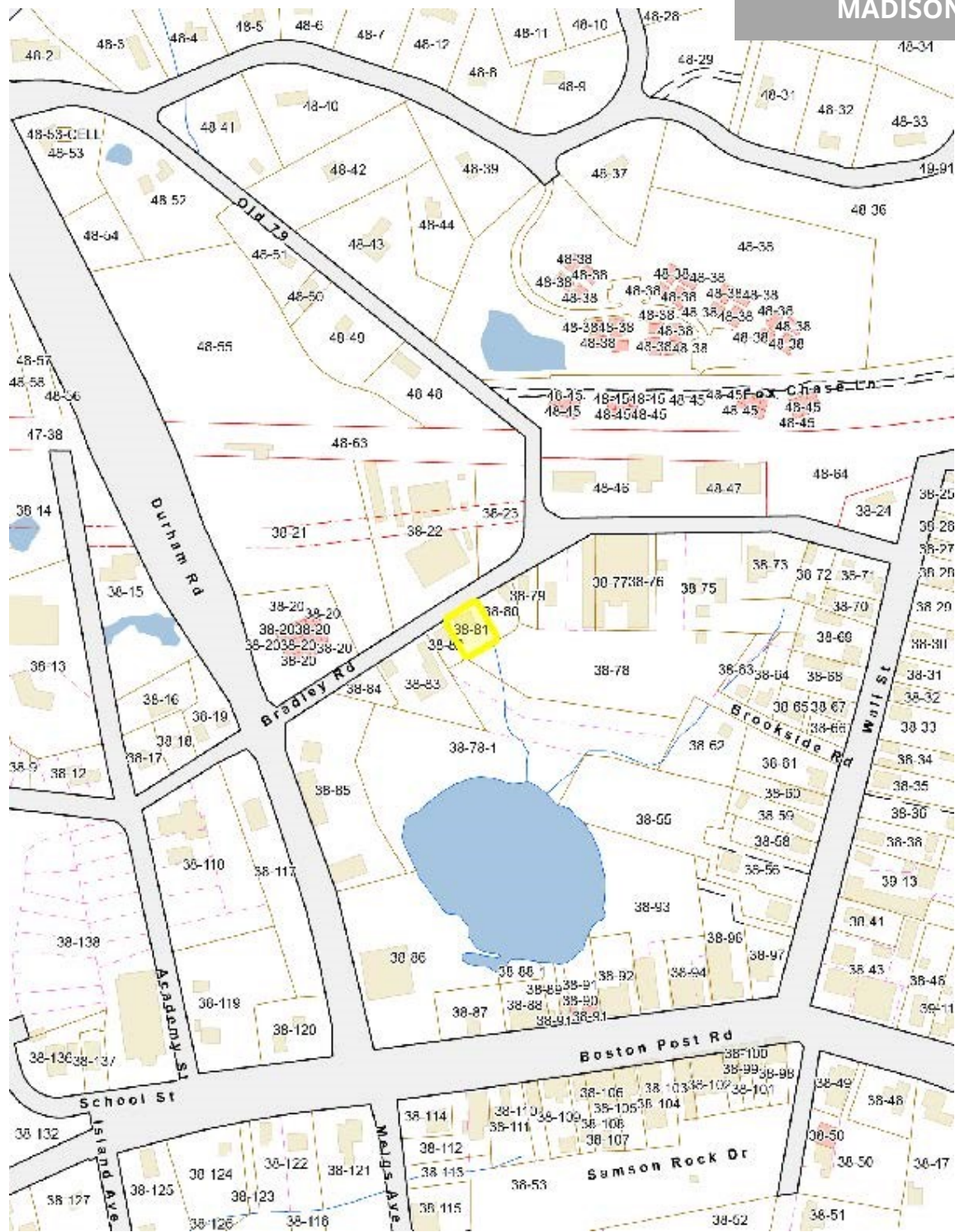
PHOTOS

DESIRED
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MADISON, CT



PARCEL MAP

DESIRED
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Press|Cuozzo
REALTORS
Commercial Services

Renee Stevens
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Commercial Advisor

PROVIDING EXCEPTIONAL
SERVICE TO THE BUSINESS
COMMUNITY FOR OVER
30 YEARS.



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Having a comprehensive background in various areas of business, including ownership, gives me an innate understanding of the wants and needs of business owners. This is essential, particularly regarding their real estate requirements. My goal is to help others in new and existing businesses find the best opportunities. It is personally rewarding to me to connect the right property with my client's vision. My connections, resources and marketing background deliver creative strategies to sell or lease a property effectively.

My 30+ years of experience in management, sales and marketing established the skills to effectively handle commercial real estate matters. This knowledge applies to a variety of situations and enables me to provide the best service to my clients. Backed with a solid work ethic and going beyond what is expected, clients are confident they have the best representation.

I have lived on the Connecticut shoreline for 25+ years and currently reside in North Guilford. I have Commercial & Investment Real Estate Certified (CIREC) certification. I am also the 2023/24 Chairperson of the Greater New Haven Association of Realtors Commercial and Investment Division (CID), and a member.



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