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@presscuozzo.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







Renee Stevens 860-964-0205 rstevens@presscuozzo.com

PHOTOS

DESIRED SHORELINE LOCATION MADISON, CT















Renee Stevens 860-964-0205 rstevens@presscuozzo.com

PARCEL MAP SHORELINE LOCATION MADISON, CT 148-28-48-6 48-10 48-7 48-11 48-12 48.2 48-29 48-8 48-9 48-31 48-40 48-32 48-33 48 41 48-53-CELL 48-53 48-42 48-39 19:91 45-37 48 52 48-44 48-64 48-43 48-38 48138 48-38⁴⁸⁻³⁸ 48 3848-38 48-3848-38 48-3848-38 48-38 48-38 48 3848-38 48-38 48-3845-38 48-38 48-38 48-3848 38 48-3848 38 49 49 48-55 48-57 18-15 48-1518-15 48-45 48-45 **Chaseton** 18-15 48-4548-45 48-45 48-45 48,58 48 48 48 47-38 48-63 48-64 48-47 38-23 35 14 38-24 39 28 38-22 38-21 38-27 3B 2B 38 72 38-71 30 7738-76 38 75 38-15 38-79 38-2038-20 38 29 38-70 38-80 38-2038-20 38-81 38-69 2038-2038-20 38-6. 38-30 BIS BIEY RE 38-63-88-64 36-13 38-78 38-31 38-68 38-83 38-84 38-32 Brookside 38-16 30 65 38 67 38-19 38-66 38 33 38 18, 38-78-1 38-17 38-34 36-81 38 12 38-35 38-85 38-60 38-30 --38 59 38-58 38-38 38-110 38-56 39 13 38-93 38.41 38-96 38-138 38 86 38-97 38-8938-9138-92 38 43 38 88 1 38-94 38-46 38-88 38-90 38-119 39411 38-9138-91 38-120 Boston Post Rd 38-100 38-13638-137 38-99₃₈₋₉₈ 38 10338-10938-101 School St 38-11038-10938-108 38-111 38-48 38-114 38 132 30-50 38-107 38-112 Samson Rock Or 38-50 38-122 38-47 38 124 38-121 38 445 38-53 38-125 38 127 38-123 38,115 38-51 38-126 38-116 38-52



Renee Stevens 860-964-0205 rstevens@presscuozzo.com

DESIRED

Commercial Advisor

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



Renee Stevens
rstevens@presscuozzo.com
203.288.1900 x197 Office
860.964.0205 Mobile

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.



Renee Stevens 860-964-0205