

93 Cherry Street, New Canaan, CT

Investment & Owner-User Opportunity

Rare opportunity to acquire an approximately **3,200 SF** commercial office building in the heart of downtown New Canaan, one of Fairfield County's most desirable and supply-constrained commercial markets. The property offers stable in-place income, excellent owner-user flexibility, private off-street parking, and long-term appreciation potential.

Investment Highlights

- Four professional office suites (G1, G2, H1 & H2)
- Four private restrooms (one per suite)
- Two shared kitchens serving the building
- Stable tenancy with established professional occupants
- Private off-street parking
- Walkable downtown location near restaurants, retail and services
- Attractive opportunity for investors, medical users and professional office owners

Current Tenancy	Annual Income
Intellihealth (G1)	\$38,788.94
Brown Harris Stevens (G2)	\$53,675.31
Contek International Corp. (H1)	\$28,000.00
Brown Harris Stevens (H2)	\$53,675.31
Gross Scheduled Income	\$174,139.56
Operating Expenses	(\$32,650.84)
Estimated NOI	\$141,488.72

Represented By

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