



Exclusive Sales Agent = Kenneth R. Labbe
 Associate Real Estate Broker:
 Pyramid Real Estate Management (PREM)
 Kenneth R. Labbe - Direct (203) 391-6805;
 R. Labbe (203) 348-8566; Extension 805
 Cell Phone = 860-891-8551
 Email – klabbe@pyramidregroup.com

FOR SALE – White Building Only - Commercial or Residential Use May be Permitted

Property 1: 1054 Boston Post Road, Guilford, Connecticut
 White Colonial Office Building – 2,279 square feet of commercial space
 Year Built – 1900; Condition
 Average; Requires Paint and Flooring plus deferred maintenance.
 Oil forced air heat;
 Wall mounted electric air conditioning
 Land Area - 0.28 acres
 Status - Owner Occupied; Vacated upon sale for owner occupant or lease-up
 with new tenancy(s)
 Contributory Market Price - \$765,217= 1 of 2
 Freestanding White Building Only

Asking Price:	\$	765,217
Subdivision Premium:	\$	100,000
Asking Price as Freestanding Building:	\$	865,000



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FOR SALE – Red Building and White Building as a Pair; Red Building Not Available Separately

Property 2 – 1058 Boston Post Road, Guilford, Connecticut
 Red Snuff Barn Conversion to Retail – 1,146 square feet of retail or office
 Year Built – 1900; Condition – Good
 Oil forced air heat; Wall mounted electric air conditioning
 Land Area - 0.09 acres
 Status - Leased – Available for Owner Occupancy or As Leased Investment
 Contributory Market Price - \$334,783 = 2 of 2 – Two Property Closing Only

Asking Price White Building:	\$	765,217
Asking Price Red Building:	\$	334,783
<u>Subdivision Premium:</u>	\$	<u>0</u>
Asking Price as Freestanding Building:	\$	1,100,000

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We appreciate your business. Make us an offer.

Kenneth Labbe
Associate Real Estate Broker
Pyramid Real Estate Management (PREM)

Pyramid Real Estate Group **20 Summer Street, Stamford, CT 06901** • Telephone: (203) 348-8566 • Fax (203) 358-9763

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Subject Property - Building I – 1054 Boston Post Road, Guilford, CT – White - Commercial or Residential Use May be Permitted



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Subject Property - Building I – 1054 Boston Post Road, Guilford, CT – White – Sold separately or as a bundle with 1058 Boston Post Road (Red Building)

Offices - 11 offices

Restrooms – 3 restrooms

Parking – 8 plus shared parking spaces plus use of additional 8 spaces with neighboring building; 16 spaces

Roof: Gable Roof with architectural tile asphalt shingle covering.

Access – Shared single point of access with 1058 Boston Post Road for ingress and egress

Telecom – High speed Internet available

Electric providers – Eversource (CT Light and Power)

Heating – Oil forced air heat

Cooling – Wall mounted air conditioning units

Water – Connecticut Water Company

Sewer – Private septic system located beneath the pavement

FOR SALE

White Colonial Commercial (Office) Building

Address - 1054 Boston Post Road, Guilford, Connecticut

Building Area - 2,279 square feet

Year Built – 1900; Condition – Average; requires re-modeling

Primary Work Required – Refinish – Walls, Floors, Ceilings

Land Area - 0.28 acres

Status - Owner Occupied; Vacated upon sale for owner occupant or lease-up with new tenancy(s)

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Subject Property - Building II – 1058 Boston Post Road, Guilford, CT – Red – Sold as a bundle with 1054 Boston Post Road only.



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Subject Property - Building II – 1058 Boston Post Road,
Guilford, CT – Red (only sold as a bundle with 1054)

FOR SALE

Retail Showrooms – Upper Showroom; Lower Showroom

Restrooms – 1 restroom

Parking – 8 plus shared parking spaces plus use of additional 8 spaces with neighboring building; 16 spaces

Roof: Gable Roof with architectural tile asphalt shingle covering.

Access – Shared single point of access with 1054 Boston Post Road for ingress and egress

Telecom – High speed Internet available

Electric providers – Eversource (CT Light and Power)

Heating – Oil fired hot forced air

Air Conditioning – Wall mounted electric air conditioning units

Water – Connecticut Water Company

Sewer – Private septic system located beneath the pavement

Red Snuff Barn Commercial (Retail) Building

Address - 1058 Boston Post Road, Guilford, Connecticut

Building Area - 1,146 square feet

Year Built – 1900; Condition – Good

Primary Work Required – Refinish – Walls, Floors, Ceilings

Land Area - 0.09 acres

Status – Tenant Occupied; To vacate upon sale for owner occupant or to lease-up with new tenancy(s)

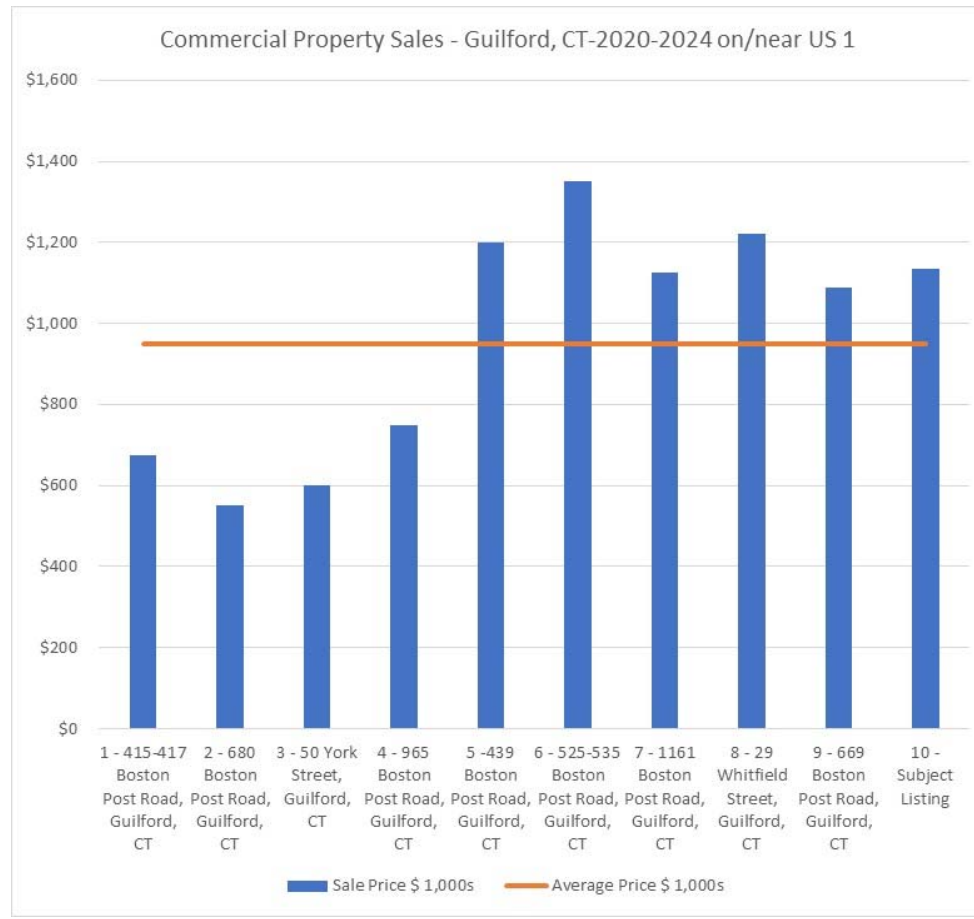
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MARKET ANALYSIS – CLOSED SALES TRANSACTIONS – BOSTON POST ROAD CORRIDOR, GUILFORD, CT – 2019-2024



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MARKET ANALYSIS – CLOSED SALES TRANSACTIONS – BOSTON POST ROAD CORRIDOR, GUILFORD, CT – 2019-2024

Address	Sale Price \$ 1,000s	Average Price \$ 1,000s	Square Ft	Price \$/SF
1 - 415-417 Boston Post Road, Guilford,	\$675	951	2,536	\$266
2 - 680 Boston Post Road, Guilford, CT	\$550	951	2,651	\$207
3 - 50 York Street, Guilford, CT	\$600	951	3,028	\$198
4 - 965 Boston Post Road, Guilford, CT	\$750	951	3,100	\$242
5 -439 Boston Post Road, Guilford, CT	\$1,200	951	4,100	\$293
6 - 525-535 Boston Post Road, Guilford,	\$1,350	951	4,994	\$270
7 - 1161 Boston Post Road, Guilford, CT	\$1,125	951	6,100	\$184
8 - 29 Whitfield Street, Guilford, CT	\$1,220	951	7,587	\$161
9 - 669 Boston Post Road, Guilford, CT	\$1,088	951	10,640	\$102
10 - Subject Listing Asking Price	\$1,150	951	3,425	\$336

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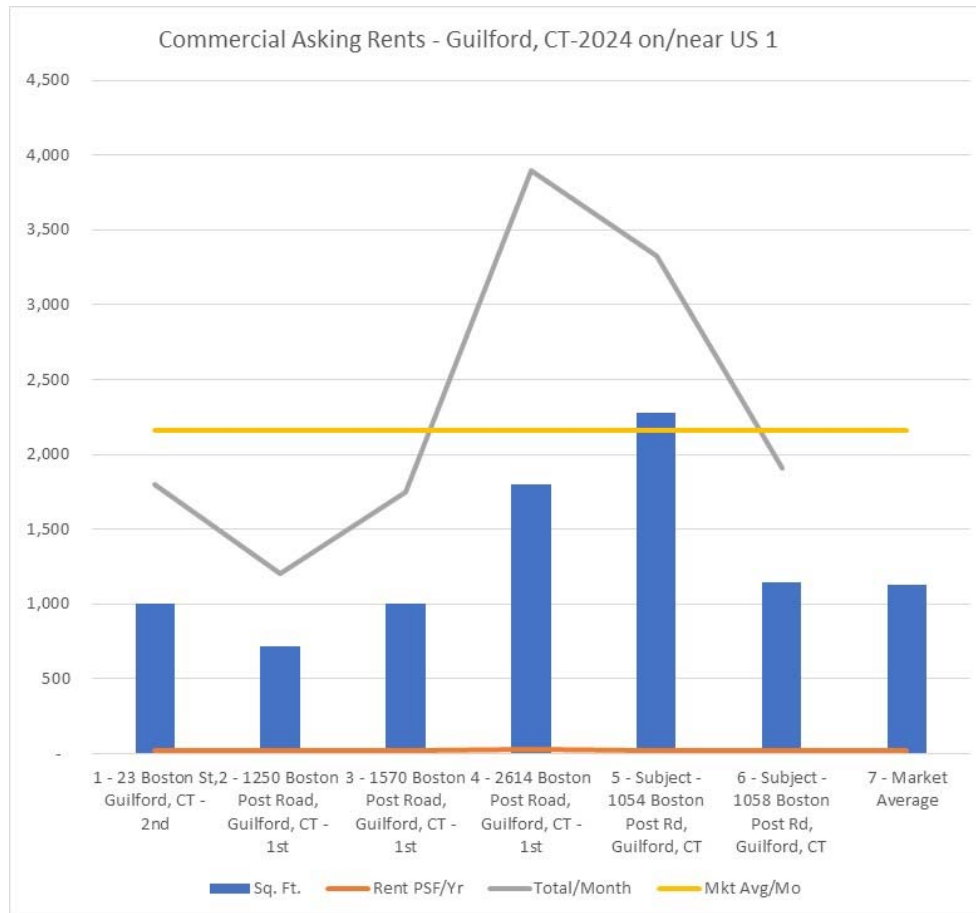
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MARKET ANALYSIS – ASKING RENTS – BOSTON POST ROAD CORRIDOR, GUILFORD, CT – 2024



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MARKET ANALYSIS – ASKING RENTS – BOSTON POST ROAD CORRIDOR, GUILFORD, CT – 2024

Address	Sq. Ft.	Rent PSF/Yr	Total Occupancy Cost Per Mo.	Mkt Avg Occu Cost/Mo
1 - 23 Boston St, Guilford, CT - 2nd	1,000	\$21.60	\$1,800	\$2,163
2 - 1250 Boston Post Road, Guilford, CT - :	720	\$20.00	\$1,200	\$2,163
3 - 1570 Boston Post Road, Guilford, CT - :	1,000	\$21.00	\$1,750	\$2,163
4 - 2614 Boston Post Road, Guilford, CT - :	1,800	\$26.00	\$3,900	\$2,163
5 - Subject - 1054 Boston Post Rd, Guilford	2,279	\$19.00	\$3,608	\$2,163
6 - Subject - 1058 Boston Post Rd, Guilford	1,146	\$20.00	\$1,910	\$2,163
7 - Market Average	1,130	\$22.96	\$2,163	\$2,163

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INCOME – PROFORMA – 1054 Boston Post Road, Guilford, Connecticut – White Building – Based on Estimate of Market Rent

POTENTIAL GROSS INCOME		
Category – 2,279 square feet	Annual Amts	\$/SF/Year
Base Rent = 1st and 2 nd Floors	\$ 27,755	\$ 12.18 psf
Expense Pass-throughs – Common Area Maintenance (CAM)	\$ 15,546	\$ 6.82 psf
Subtotal	\$ 43,301	\$ 19.00 psf
Base Rent – Basement Rent – 1,604 square feet	\$ 12,030	\$ 7.50 psf
Potential Gross Income	\$ 55,331	\$ 24.28 psf
Less: Vacancy and Collection Loss (2.5%)	\$ 1,383	\$ 0.61 psf
EFFECTIVE GROSS INCOME	\$ 53,948	\$ 23.67 psf
OPERATING EXPENSES		
Real Estate Taxes	\$ 9,759	\$ 4.28 psf
Insurance	\$ 798	\$ 0.35 psf
Repairs and Maintenance	\$ 2,279	\$ 1.00 psf
Grounds Maintenance	\$ 1,140	\$ 0.50 psf
Management	\$ 1,000	\$ 0.44 psf
Accounting and Legal	\$ 570	\$ 0.25 psf
Reserves for Replacement	\$ 570	\$ 0.25 psf
OPERATING EXPENSES = TOTAL	\$ 16,116	\$ 7.07 psf
NET OPERATING INCOME	\$ 37,832	\$ 16.60 psf
Divide: Overall Cap Rate	\$ 5.50 %	
IMPLIED INVESTMENT VALUE	\$ 687,855	\$301.82 psf
USER PRICE – ASKING PRICE	\$ 765,217	\$335.77 psf
Implied User Premium	\$ 77,362	\$ 33.95 psf

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INCOME – PROFORMA – 1058 Boston Post Road, Guilford, Connecticut – Red Building – Based on Estimate of Market Rent

POTENTIAL GROSS INCOME – Market Rent		
Category – 1,146 square feet	Annual Amts	\$/SF/Year
Base Rent = 1st and 2 nd Floors	\$ 14,838	\$ 12.95 psf
Expense Pass-throughs – Common Area Maintenance (CAM)	\$ 8,082	\$ 7.05 psf
Potential Gross Income	\$ 22,920	\$ 20.00 psf
Less: Vacancy and Collection Loss (2.0%)	\$ 460	\$ 0.40 psf
EFFECTIVE GROSS INCOME	\$ 22,460	\$ 19.60 psf
OPERATING EXPENSES		
Plus: Real Estate Taxes	\$ 5,175	\$ 4.52 psf
Insurance	\$ 401	\$ 0.35 psf
Repairs and Maintenance	\$ 1,146	\$ 1.00 psf
Grounds Maintenance	\$ 573	\$ 0.50 psf
Management	\$ 500	\$ 0.44 psf
Accounting and Legal	\$ 287	\$ 0.25 psf
Reserves for Replacement	\$ 287	\$ 0.25 psf
OPERATING EXPENSES = TOTAL	\$ 8,369	\$ 7.30 psf
NET OPERATING INCOME	\$ 16,738	\$ 14.61 psf
Divide: Overall Cap Rate	\$ 5.75 %	
IMPLIED INVESTMENT VALUE	\$ 291,096	\$254.01 psf
USER PRICE – ASKING PRICE	\$ 334,783	\$292.13 psf
Implied User Premium	\$ 43,687	\$ 38.12 psf

Contract Rent - \$1,600/month plus utilities, increases in real estate taxes over base year amount of \$4,735/year, glass breakage and more. Start Date – 1-1-2020; Expiration – 12-31-2025; No options to renew thus at Landlords discretion. Market Rent is offered at \$1,910/mo plus utilities given only one year remains in the lease.

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ASKING PRICE FOR THE WHITE BUILDING ALONE – EIGHT HUNDRED SIXTY-FIVE (\$865,000) DOLLARS

<u>Property</u>	<u>Amounts</u>
1054 Boston Post Road – 1 of 1 – White – Assemblage Price	\$ 765,217
<u>Additional Profit for Selling as a Separate Asset</u>	<u>\$ 100,000</u>
1054 Boston Post Road – 1 of 1 – White – Price as a Separate Asset (rounded)	\$ 865,000

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ASKING PRICE FOR BOTH - ONCE MILLION ONE HUNDRED (\$1,100,000) DOLLARS

<u>Property</u>	<u>Amounts</u>
1054 Boston Post Road – 1 of 2 - White	\$ 765,217
<u>1058 Boston Post Road – 2 of 2 - Red</u>	<u>\$ 334,783</u>
1054-1058 Boston Post Road	\$1,100,000

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Prepared by:

Kenneth R. Labbe
Business Development Manager (BDM)/Owner's Rep



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Location – Guilford, Connecticut

The subject property is located on the south side of Boston Post Road (US 1), in the town of Guilford, Connecticut. The Town is located on the southern Connecticut shoreline fronting on Long Island Sound, a marine sound and tidal estuary of the Atlantic Ocean. The Town is bisected by Interstate 95, a commerce freeway that runs from Florida to Maine through Connecticut.

As of 2020, Guilford maintained a census of 22,073 people. The population of the town has risen from the 1950's level of 5,092 persons to its current population level, a 333 percent increase. This tremendous growth stabilized in 1990 when the community achieved a population level of 19,848 persons, rising 14.7% from 1980. Thereafter, the population increased 7.8% from 1990 to 2000, 4.6% from 2000 to 2010 and then lowered 1.3% from 2010 to 2020 demonstrating its maturity.

Income levels for residents demonstrate rising incomes evidenced by a rise in median household income in 2000 of \$76,843 to \$90,026 in 2007. Family incomes also rose illustrated by the rise in family income from a 2000 level of \$87,045 to \$104,852 in 2007 as reported.

Home prices in Guilford are above average as shown in the average home price of \$600,000, representing a year over year rise of 13%. As of this writing, there are 60 homes on the market for sale of which 32 are new listings. The average home price has nearly doubled in the down rising from a relatively stable value range of \$360,000 to \$377,000 from November 2016 to March 2020. By comparison, nearby neighborhoods show the unique appeal of Guilford Center. West of Guilford Center is Branford Center which experienced an average price of \$398,000 and further east is Fair Haven Heights which offers an average home price of \$265,000. Guilford Center is one of the most appealing affluent residential districts in the State and of the commutable towns from the city of New Haven, a core employment center.



New Home For Sale – \$719,000; 2,200 sq. ft.; \$327 psf; 3 Bed, 3 bath



1984 Built Home For Sale – \$617,000; 2,206 sq. ft.; \$280 psf – 2 Bed, 3 bath

Neighborhood Corridors

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The subject neighborhood is centered by the Boston Post Road (US 1) and Church Street (Route 77) signalized intersection which leads to the Guilford Green to the south and to Interstate 95 and North Guilford straight north. The properties along the Boston Post Road consists of a wide mix of commercial and retail properties in this locale with the subject property being located just southwest of the traffic signal.



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SUBJECT PHOTOGRAPHS



1054 Boston Post Road, Guilford, CT

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SUBJECT PHOTOGRAPHS



1054-1058 Boston Post Road, Guilford, CT – View West with Subject Property on the Left

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SUBJECT PHOTOGRAPHS



1054-1058 Boston Post Road, Guilford, CT – From the Rear of Subject Property - View North – 1054 is located on the right

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Site Description

The subject site consists of two legal parcels that are interdependent for access, parking and utilities, but are legally separate properties that can be sold as unique and separate subject to legal cross-easements and rights.

1054 Boston Post Road, Guilford, CT consists of a 0.28=acre parcel with 60 feet of frontage on the Boston Post Road (US 1) and an average depth of 205 feet. The property is level along US 1 and level throughout. Access to the property is via a single curb cut that serves both 1054 and 1058 Boston Post Road but which is physically on 1054 Boston Post Road.

1058 Boston Post Road, Guilford, CT consists of a 0.09=acre parcel with 28 feet of frontage on the Boston Post Road (US 1) and an average depth of 205 feet. The property is level along US 1 and level throughout. Access to the property is via a single curb cut that serves both 1054 and 1058 Boston Post Road but which is physically on 1054 Boston Post Road. If this parcel was to be sold separately, the legal rights would have to be checked and/or updated to assure cross-vehicular and cross-pedestrian access for both properties.

1054-1058 Boston Post Road, Guilford, CT – Assemblage – If the two parcels are assemblage and/or kept as one ownership, then the total frontage would be 88 feet and the land area would consist of a total of 0.37=acre parcel. The maximum depth would be 205 feet from Boston Post Road (US 1). The lots independent of the improvements as one lot appears conforming to current zoning as a singular lot. As two lots and as improved, the subject property is considered to be legally non-conforming. The building and land improvements likely cannot be expanded from their current form and size.



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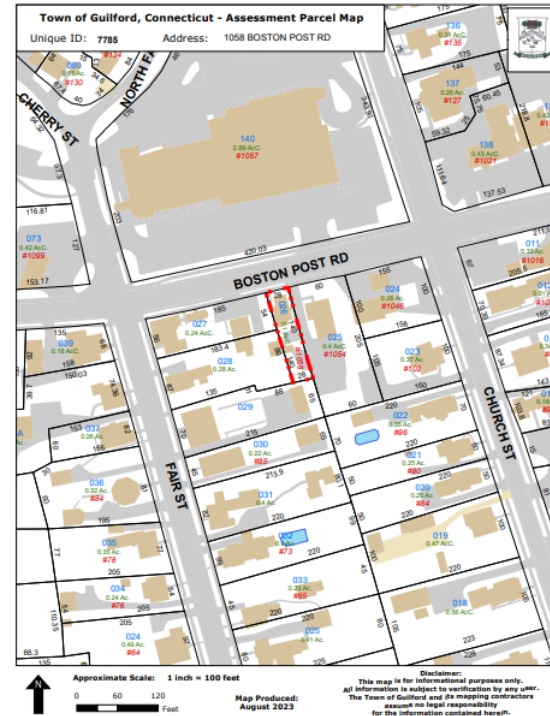
1058 Boston Post Road and 1054 Boston Post Road, (US 1), Guilford, Connecticut

Assessor's Parcel Maps

The subject site consists of two legal parcels as shown.



1058 Boston Post Road, (US 1), Guilford, CT



1054 Boston Post Road, (US 1), Guilford, Connecticut

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Real Estate Taxes – 1054 Boston Post Road, Guilford, Connecticut = White

On the basis of our review of real estate taxes for the subject properties, the following calculations apply.

Assessor's Estimate of Value and Assessments

Market Value - Estimated by Assessor in Mass Valuation

Land	\$ 154,500
Outbuildings	\$ 7,000
<u>Buildings</u>	<u>\$ 270,000</u>
Total	\$ 431,500

Assessed Value - Estimated by Assessor in Mass Valuation

Land	\$ 108,150
Outbuildings	\$ 4,900
<u>Buildings</u>	<u>\$ 189,000</u>
Total	\$ 302,050

Mil Rate:	25.88
Real Estate Taxes - #1054:	\$7,817.05

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Real Estate Taxes – 1058 Boston Post Road, Guilford, Connecticut = Red

On the basis of our review of real estate taxes for the subject properties, the following calculations apply.

Assessor's Estimate of Value and Assessments

Market Value - Estimated by Assessor in Mass Valuation

Land	\$ 51,800
Outbuildings	\$ 1,500
<u>Buildings</u>	<u>\$ 175,500</u>
Total	\$ 228,800

Assessed Value - Estimated by Assessor in Mass Valuation

Land	\$ 36,260
Outbuildings	\$ 1,050
<u>Buildings</u>	<u>\$ 122,850</u>
Total	\$ 160,160

Mil Rate:	25.88
Real Estate Taxes - #1058:	\$4,144.94

<u>Real Estate Taxes - Total:</u>	<u>Amounts</u>
Real Estate Taxes - #1054:	\$ 7,817.05
<u>Real Estate Taxes - #1058:</u>	<u>\$ 4,144.94</u>
Real Estate Taxes - #1054 & #1058:	\$ 11,961.99

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SUBJECT PHOTOGRAPHS – INTERIOR PHOTOS



1054 Boston Post Road, Guilford, CT - Interior = Floor 1 – Civil Engineering Storage – Office Wing



1054 Boston Post Road, Guilford, CT - Interior = Floor 2 – Second Floor Offices

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SUBJECT PHOTOGRAPHS– INTERIOR PHOTOS



1054 Boston Post Road, Guilford, CT - Interior = Floor 1 – First Floor Office



1054 Boston Post Road, Guilford, CT - Interior = Floor 1 – First Floor Office

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SUBJECT PHOTOGRAPHS– INTERIOR PHOTOS



1054 Boston Post Road, Guilford, CT - Interior = Floor 1 – First Floor Office



1054 Boston Post Road, Guilford, CT - Interior = Floor 1 – First Floor Office

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SUBJECT PHOTOGRAPHS– INTERIOR PHOTOS



1054 Boston Post Road, Guilford, CT

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SUBJECT PHOTOGRAPHS– INTERIOR PHOTOS



1058 Boston Post Road, Guilford, CT



1054-1058 Boston Post Road, Guilford, CT

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SUBJECT PHOTOGRAPHS– INTERIOR PHOTOS



1054-1058 Boston Post Road, Guilford, CT



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SUBJECT PHOTOGRAPHS– INTERIOR PHOTOS



1058 Boston Post Road, Guilford, CT



1058 Boston Post Road, Guilford, CT - Interior = Floor 2 – Cinderella's Closet Merchandise on Display

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SUBJECT PHOTOGRAPHS– INTERIOR PHOTOS



1058 Boston Post Road, Guilford, CT - Interior = Floor 1 – Cinderella’s Closet Merchandise on Display



1058 Boston Post Road, Guilford, CT - Interior = Floor 1 – Cinderella’s Closet Merchandise on Display

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1058 Boston Post Road, Guilford, CT - Interior = Floor 1 – Dressing Rooms



1054-1058 Boston Post Road, Guilford, CT - Rear

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SUBJECT PHOTOGRAPHS– INTERIOR PHOTOS



1054 Boston Post Road, Guilford, CT - Interior = Floor 1 – Civil Engineering – Back Office Wing



1054 Boston Post Road, Guilford, CT - Interior = Floor 1 – Civil Engineering – Back Office Wing - Office

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SUBJECT PHOTOGRAPHS– INTERIOR PHOTOS



1054 Boston Post Road, Guilford, CT - Interior = Floor 1 – Civil Engineering – Back Office Wing - Office



1054 Boston Post Road, Guilford, CT - Interior = Floor 1 – Civil Engineering – Front Office

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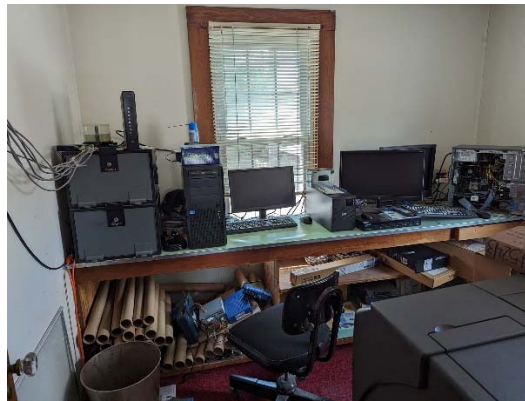
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SUBJECT PHOTOGRAPHS– INTERIOR PHOTOS



1054 Boston Post Road, Guilford, CT - Interior = Floor 2 – Civil Engineering – Front Office



1054 Boston Post Road, Guilford, CT - Interior = Floor 2 – Civil Engineering – Internet Technologies

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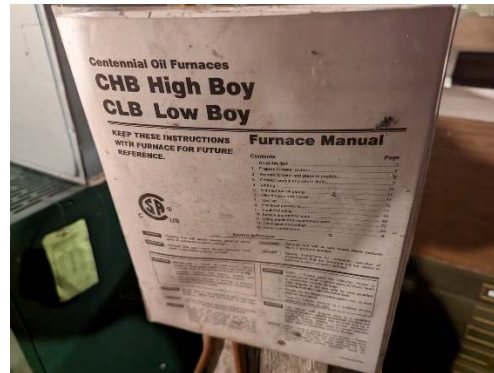
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SUBJECT PHOTOGRAPHS– INTERIOR PHOTOS



1054 Boston Post Road, Guilford, CT - Interior = Floor 1 – Civil Engineering – Front Office



1054 Boston Post Road, Guilford, CT - Interior = Floor Basement – Civil Engineering Storage/Heating and Cooling – Basement

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SUBJECT PHOTOGRAPHS– INTERIOR PHOTOS



1054 Boston Post Road, Guilford, CT - Interior = Floor Basement – Civil Engineering Storage/Heating and Cooling – Basement – Hot Water Heater



1054 Boston Post Road, Guilford, CT - Interior = Floor Basement – Civil Engineering Storage/Heating and Cooling – Basement – Hot Water Heater

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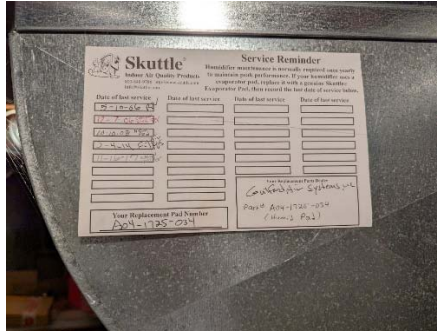
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SUBJECT PHOTOGRAPHS– INTERIOR PHOTOS



1054 Boston Post Road, Guilford, CT - Interior = Floor Basement – Civil Engineering Storage/Heating and Cooling – Basement – Hot Water Heater



1054 Boston Post Road, Guilford, CT - Interior = Floor Basement – Civil Engineering Storage/Heating and Cooling – Basement – Heating and Cooling

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SUBJECT PHOTOGRAPHS– INTERIOR PHOTOS



1054 Boston Post Road, Guilford, CT - Interior = Floor Basement – Civil Engineering Storage/Heating and Cooling – Basement Stairwell to Floor 1



1054 Boston Post Road, Guilford, CT - Interior = Floor Basement – Civil Engineering Storage/Heating and Cooling – Basement – Document Storage

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SUBJECT PHOTOGRAPHS– INTERIOR PHOTOS



1054 Boston Post Road, Guilford, CT - Interior = Floor Basement – Civil Engineering Storage/Heating and Cooling – Basement – Document Storage



1054 Boston Post Road, Guilford, CT - Interior = Floor Basement – Civil Engineering Storage/Heating and Cooling – Basement – Document Storage

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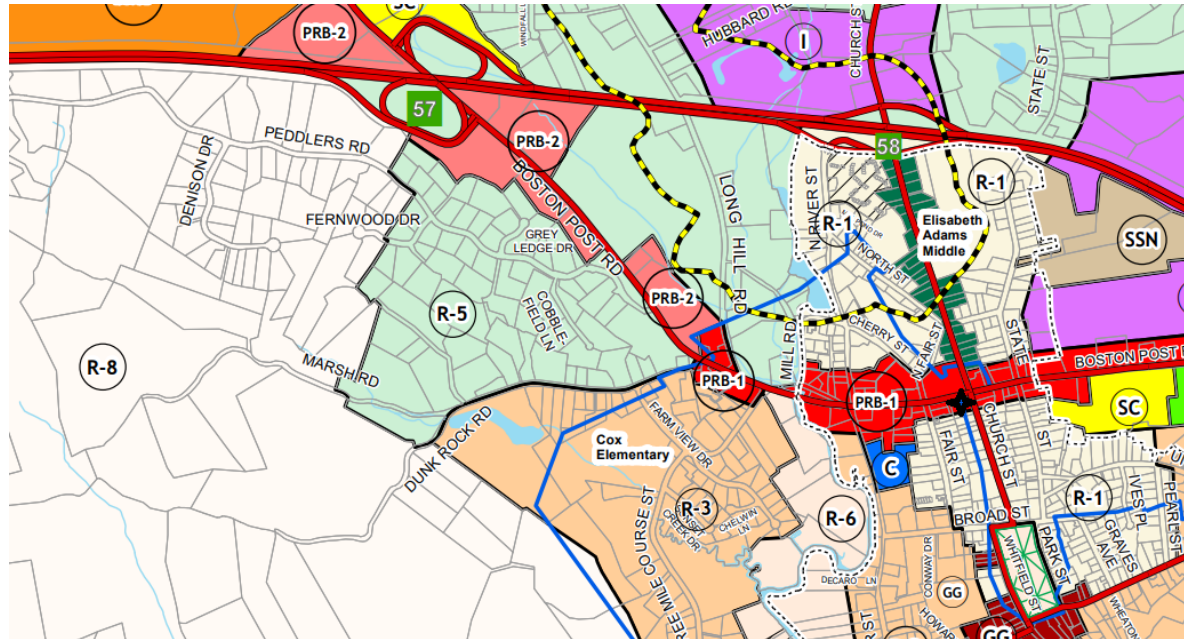
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Zoning

The zoning for the subject property is PRB-1. The Post Road Business 1 District (P R B - 1) is a commercial zoning district designed to permit a variety of small - scale commercial uses. The district should establish a sense of entry to Guilford, and foster preservation of historic properties and development that emphasizes traditional building form with consistent signage, landscaping, and building design. It should further foster site planning that encourages pedestrian amenities and streetscape treatments compatible with the Town 's planning and design guidelines established for the district.



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Effective – April 20, 2024

Section 4.7

BUSINESS DISTRICTS AND USES
Post Road Business 1 District (PRB-1)

4.7. Post Road Business 1 District (PRB-1)

4.7.A Purpose

The Post Road Business 1 District (PRB-1) is a commercial zoning district designed to permit a variety of small-scale commercial uses. The district should establish a sense of entry to Guilford, and foster preservation of historic properties and development that emphasizes traditional building form with consistent signage, landscaping, and building design. It should further foster site planning that encourages pedestrian amenities and streetscape treatments compatible with the Town's planning and design guidelines established for the district.

4.7.B Principal Uses / Structures

A lot or parcel in the PRB-1 District may have more than one (1) principal use or structure provided such uses and/or structures comply with these Regulations.

1. No Zoning Permit Required

- a. Farming.
- b. Open Space.

2. With Zoning Permit (Staff)

- a. Farm-related buildings.
- b. Change of use within an existing building provided the new use:
 - Is allowed in the PRB-1 District (provided no Special Permit required), and
 - Complies with the parking requirements.

3. With Site Plan Approval (PZC)

- a. Artist studio/galleries and other establishments where art or craft merchandise is created, displayed, and sold.
- b. Buildings, uses and facilities of the Town, State, and/or Federal Government.
- c. Business and professional offices.
- d. Child Day Care Center or Adult Day Care Center.
- e. Financial institutions.
- f. Funeral homes.
- g. Garden supply stores including greenhouses.
- h. Indoor and outdoor recreation facilities.
- i. Laundromats.
- j. Marine research laboratories and marine-related education facilities.
- k. Medical and dental clinics / facilities.

(continued on next page)

As you depend on us and our 10+ offices which are all evaluated by your tax, financial and legal advisors, you and your advisors should conduct a careful, independent investigation of the property to determine its location and the suitability of the property for your needs.

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Effective – April 20, 2024

Section 4.7

BUSINESS DISTRICTS AND USES
Post Road Business 1 District (PRB-1)

(continued from previous page)

- l. Museums.
- m. Personal service establishments.
- n. Physical fitness establishments, gymnasiums, and similar recreational facilities.
- o. Research laboratories.
- p. Residential development in a mixed-use building, as a mixed-use site, or as a residential development up to a maximum density of 6 units per total acre.
- q. Restaurants and other food and beverage service establishments.
- r. Retail dry cleaning and laundering establishments.
- s. Retail sales and/or storage of lumber and building materials, except heavy construction materials.
- t. Retail stores.
- u. Studios for dance, musical and theatrical instruction.
- v. Urgent medical care facilities.
- w. Veterinary facilities.

4. With Special Permit Approval (PZC)

- a. Assisted living facilities, congregate living, and nursing homes.
- b. Dry storage and the building and rebuilding of boats.
- c. Entertainment facilities, including movie theaters and playhouses.
- d. Hospitals and skilled nursing facilities.
- e. Lodging facilities including conference centers.
- f. Manufacturing.
- g. Motor vehicle repair when in accordance with [Section 6.4.B](#).
- h. Motor vehicle washing establishments.
- i. Animal grooming and/or animal daycare facilities in accordance with [Section 6.2.E](#).
- j. Places of worship.
- k. Printing establishments.
- l. Retail sales of new or used motor vehicles, including motorcycles, trucks, trailers, or farm equipment, and the rental thereof.
- m. Sale, repair, and servicing of boats, sails, and marine equipment and engines.
- n. Schools, colleges, and universities.
- o. Self-storage facilities.
- p. Adaptive re-use of an existing building to residential with an affordable set aside may exceed density maximums if Local Health Department requirements can be satisfied.

Effective – April 20, 2024

Section 4.7
BUSINESS DISTRICTS AND USES
 Post Road Business 1 District (PRB-1)

4.7.C Accessory Uses / Structures

1. Accessory Uses	
a. Accessory use(s) customary, subordinate, and incidental to a permitted principal use (check with Staff).	No Zoning Permit Required
b. Accessory use(s) NOT customary, subordinate, and incidental to a permitted principal use.	Approval varies—see Regulations for more information
2. Accessory Structures	
a. Accessory building or structure customary, subordinate, and incidental to a permitted principal use subject to any requirements of Section 6 of these Regulations.	Approval varies—see Regulations for more information
b. Accessory building or structure NOT customary, subordinate, and incidental to a permitted principal use.	Special Permit (P2C)
c. A drive-through facility accessory to a permitted use.	Not Permitted
d. Accessory solar / wind energy systems in accordance with Section 8.1 .	Special Permit (P2C)
e. Satellite dish antenna in accordance with Section 6.5 .	No Zoning Permit Required
f. Outside dining accessory to a restaurant in accordance with Section 6.9.A .	Zoning Permit (Staff)
g. Outside music accessory to a restaurant in accordance with Section 6.9.B .	Special Permit (P2C)
h. A retail propane filling station as an accessory use excluding bulk storage and retail storage, not to exceed 1,000 gallons.	Site Plan (P2C)

the suitability of the property for your needs.

Effective – April 20, 2024

Section 4.7
BUSINESS DISTRICTS AND USES
 Post Road Business 1 District (PRB-1)

4.7.D Area and Dimensional Requirements

Minimum Lot / Parcel Area (square feet)	10,000
Minimum Contiguous Area of Buildable Land (square feet)	10,000
Minimum Lot Shape (feet)	80
Minimum Lot Frontage (feet)	80
Minimum Front Setback (feet)	20
Maximum Front Setback (feet)	30
Minimum Side Setback (feet)	(see note #2) 10
Minimum Rear Setback (feet)	(see note #2) 10
Minimum Setback To Residential District (feet)	
• For Non-Residential Use	20
• For Residential Use	20
Maximum Building Projection (feet)	3
Maximum Building Coverage	(see note #3) 25% / 35%
Maximum Impervious Coverage	(see note #4) 60% / 50%
Maximum Floor Area (heated space)	(see note #5/#6) 65% / 50%
Total Building Height (feet)	
• Principal Building	35
• Accessory Building	25

Table Notes

- See [Section 2.3](#) and/or [Section 2.4](#) for possible clarifications / exceptions.
- The Commission may, by separate Special Permit, reduce a required side or rear setback by up to six feet provided each of the property owners agrees to such reduction on one or both properties and an agreement to such is recorded in the office of the Guilford Town Clerk.
- Maximum building coverage may be increased to 35% with a separate Special Permit and satisfaction of the Special Permit criteria in [Section 9.4.E](#).
- Impervious coverage for that portion of a site within the CAM Overlay District is limited to 50% (see [Section 5.7.C.3](#)) except that the Commission may, by separate Special Permit, increase the permitted amount of impervious coverage to 60% upon appropriate use of LID techniques, demonstration of environmental protection, appropriate buffering, and other considerations.
- Total floor area may be increased to 65% with approval of a separate Special Permit after considering the Special Permit criteria in [Section 9.4.E](#).
- With regard to building floor area:
 - No individual building or other structure shall exceed a total floor area of 20,000 square feet except that, subject to a separate Special Permit approval by the Commission, the maximum floor area of an individual building may be increased to 25,000 square feet.
 - No freestanding retail building or complex (separately or cumulatively) shall exceed a total floor area of 15,000 square feet.

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Significant Nearby Commercial Development

1057 Boston Poston Post Road - A 30,000 square foot CVS Pharmacy anchored retail strip center has been built and renovated across the street from the subject property.



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830 Boston Poston Post Road - A 170,000 square foot Walmart and Big Y anchored power center has been built on the south side of the Boston Post Road west of the subject property representing one of the most significant commercial developments in this quaint shoreline town. The majority of the center was built in 1971 and expanded and renovated over years.



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1355 Boston Poston Post Road – Bishops Orchards, is a historical landmark and icon in the Guilford community as an operating farm and farm market. The main building on the Boston Post Road consists of a 31,500 square foot market on the farm that is a center of family activities for community members. Bishops sells a wide variety of vegetables, fruits, meats, wines, beer, beverages and more. Holidays are a sure attraction for picking pumpkins and celebrating apple season.



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Guilford Green – An anchor attraction for this Town is the historic Guilford Green, a center piece of the Towns gatherings surrounded by historic buildings that include churches, small shops, restaurants, wedding and banquet venues, boutiques, municipal offices and more. The Guilford Green is often scheduled for events that range from antiquing, to art festivals to food festivals as well as musical entertainment.



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Highest and Best Use

Based on our review of the property "as built", we concluded that the subject property "as improved" represents the maximum likely density for development of the property and thus no form of redevelopment is considered to increase the utility and the underlying value of the property from its current state. The current use is considered to represent Highest and Best Use subject to renovations to improve the overall condition.

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Boston Post Road (US 1) – East – Abutter Gas Convenience Station

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Boston Post Road (US 1) – View North – CVS Anchored Strip Center

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Church Street (Route 77) - View South from Boston Post Road (US 1)

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Abutter to the East – Getty Owned Gas Station, CVS Strip Center on the Right

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Abutter to the East – Getty Owned Gas Station

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101 Fair Street, Guilford, CT – Westerly Abutter

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105 Church Street, Guilford, CT – Owner Andrew Allis (Agent – Fred and Jane Olson) = Just under 4,000 square feet total – Office/Residential Mix
1st floor office for Guilford Insurance = 2.5 bath - 1,200 square foot
2nd floor office for therapist with ½ bath - 820 square foot
apartment (1+ bed/1 bath) 300 sq. ft. and residential apartment 1,100 square foot
Potential Gross Income - \$6,000 gross rents or \$72,000 per year
35% Expense Ratio Guess; \$3.30% Cap per **Asking Price \$1,300,000 or \$330 per square foot**

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Prepared by:

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308 Church Street, Guilford, CT – Ask \$500,000 (down from \$525,000)
1,444 square feet or \$346.26 per square foot
Residential Use

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