



NIZZARDO REAL ESTATE SERVICES

Trophy US1 Waterfront Property For Sale or Lease with Development Opportunity

Opportunity

NRES is pleased to present for sale or lease 1308 East Main Street, Stamford, CT 06902, a remarkable 4,300 square foot restaurant situated gracefully along the banks of the Noroton River on the border of Darien and Stamford, with frontage on US1. This property's distinctive waterfront location brings a unique and captivating charm to its appeal.

Property Highlights

Premier Waterfront Location: Nestled along the bustling Route 1 corridor at 1308 East Main Street, this property not only benefits from maximum visibility and accessibility but also offers breathtaking waterfront views along the Noroton River. It creates a truly captivating atmosphere, making it an ideal choice for businesses seeking a high-traffic location with natural beauty.

Development Opportunity: This property also presents an exciting development opportunity. With its prime location and waterfront setting, it offers the potential for expansion or redevelopment to further enhance its value. Unlock the possibilities for growth and innovation.

Convenient Access to I-95: Located just seconds from I-95 Exit 9, this property offers unmatched convenience for commuters and travelers passing through the area. The serene backdrop of the Noroton River adds a touch of tranquility to the setting.

Ample Parking: A standout feature of this property is the generous parking space available, ensuring convenience for both patrons and employees who can enjoy scenic river views as they arrive.



NRES

NIZZARDO REAL ESTATE SERVICES

Proven Track Record: With a legacy spanning more than 50 years, this restaurant has firmly established itself as a local institution, providing a solid foundation for continued success under new ownership.

Size and Versatility: Boasting 4,000 square feet of interior space, the restaurant offers ample room to accommodate a variety of dining concepts and layouts. Patrons can savor a unique waterfront dining experience.

For Sale: This exceptional opportunity is available for purchase at \$2,400,000, making it a fantastic value for entrepreneurs looking to leave their mark on Stamford's vibrant business scene while capitalizing on the natural beauty of the Noroton River.

For Lease: Alternatively, the property is also available for lease at a competitive rate of \$45 per square foot, providing flexibility for businesses seeking to establish themselves in this prime Stamford-Darien location.

Contact us today to schedule a private viewing and explore the limitless possibilities that await at this extraordinary waterfront location. Embrace the allure of the Noroton River while establishing or expanding your business with the option that suits you best.

Cody Nizzardo

Nizzardo Real Estate Services

1887 Summer St. Stamford Ct 06905

Office. 203.883.8532

Mobile. 203.667.3122

Email. Cody@nizzardo.com

