

# FOR SALE

## 26 FOREST STREET

New Canaan, CT 06840



### *Downtown Investment Opportunity*

- Prime Location
- High-Visibility Storefront
- 5 minute walk to MTA station
- Fully Leased

**TOTAL GLA: 4,890/SF**

Ground Floor: 2 Retail Stores  
Second Floor: Mixed-Use / Office Space

### **CALL FOR FURTHER DETAILS:**

**Colin Bernard: 203.536.0740 // Matt Bernard: 203.273.2883**



## PROPERTY DESCRIPTION AND LOCATION:

Positioned in the heart of downtown New Canaan, 26 Forest Street offers investors and owner-users a rare opportunity to acquire a boutique commercial asset in one of Fairfield County's most sought after towns.

Situated along the highly desirable Forest Street retail corridor, the property benefits from strong pedestrian traffic, attractive storefront visibility, and immediate proximity to the town's primary retail concentration at Elm & Main Street. Surrounded by affluent demographics and within walking distance to the Metro-North Railroad station, 26 Forest Street sits in a high barrier-to-entry market with limited inventory.

An ideal opportunity for an investor seeking long-term stability or an owner-user looking to establish a presence in one of the region's premier downtown environments.

## SITE AND ZONE (See attached exhibit for Permitted Uses):

RETB Zone (Retail B)  
Gross Leasable Area (GLA): 4,890/SF  
Net Leasable Area: 4,647/SF

\*This does not include the access easement over 32 Forest Street to Locus Avenue\*

## FAR:

Retail B Zone  
FAR Ratio: .40  
Land Area: .09 Acres // 3,920/SF

## Tenancy Breakdown:

### 1st floor:

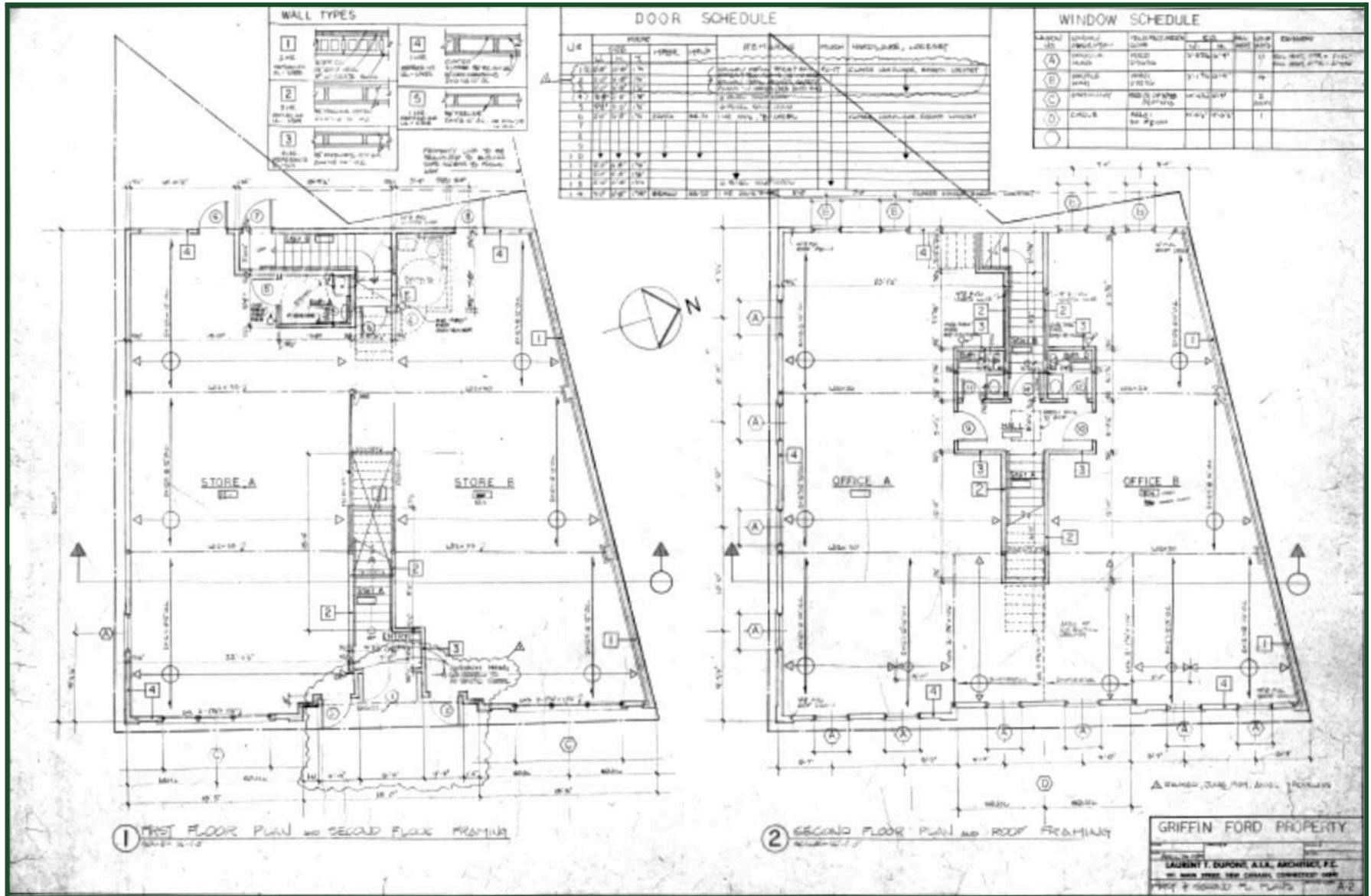
The Studio for Performing Arts (Store A: 1,120/SF // Frontage: approx. 20ft // Ceiling Ht: 10.92ft)  
Gelattissimo Artisan Gelato (Store B: 1,012/SF // Frontage: approx. 20ft // Ceiling Ht: 10.92ft)

### 2nd floor:

The Studio for Performing Arts (2,515/SF) \*Divisible into 2 Units\*  
Ceiling Height: Varies from 9.83ft to 21.69ft

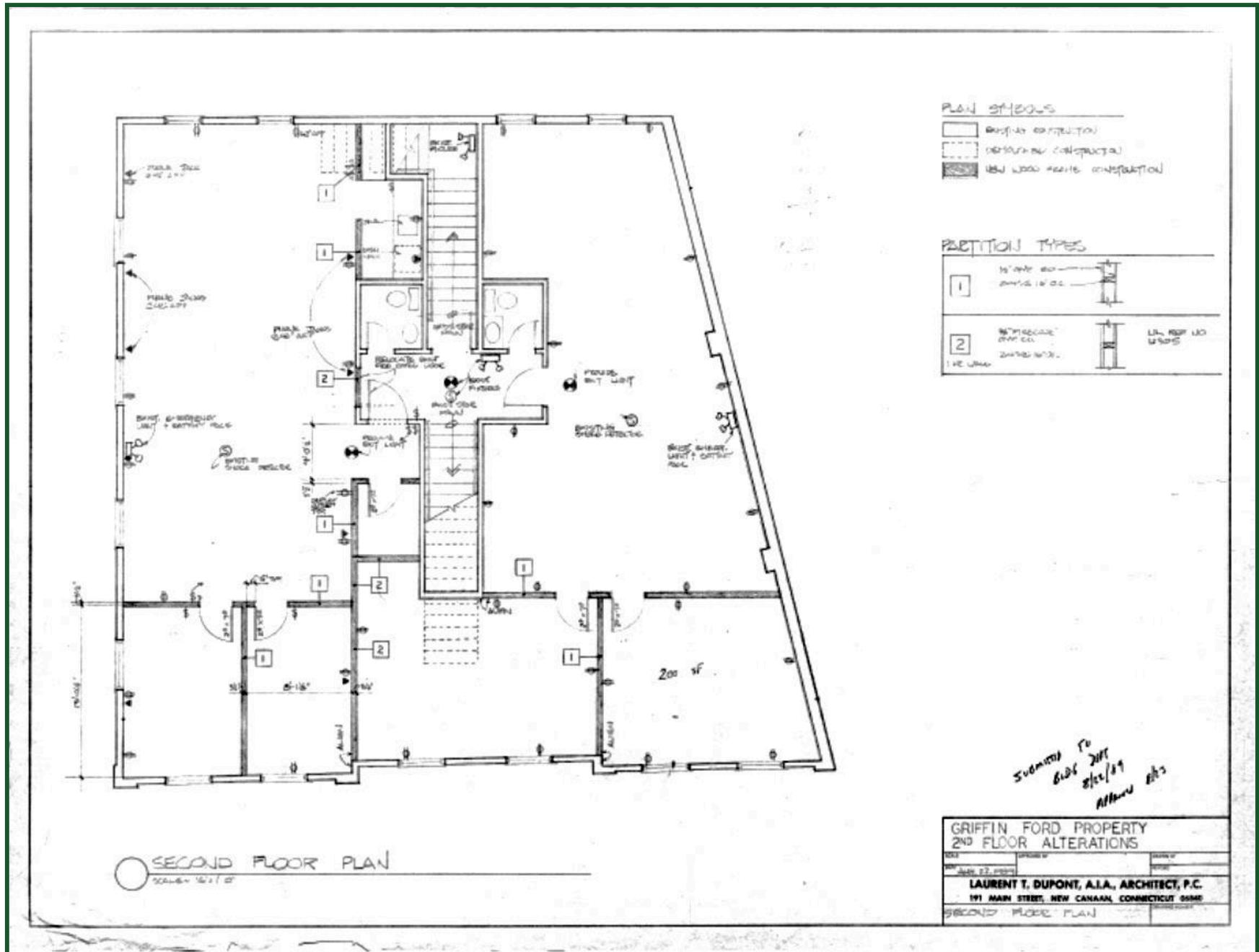
**Current NOI:** \$111,588.00 \*Detailed financials available upon execution of confidentiality & client identification\*

## FLOOR PLANS // Ground Floor

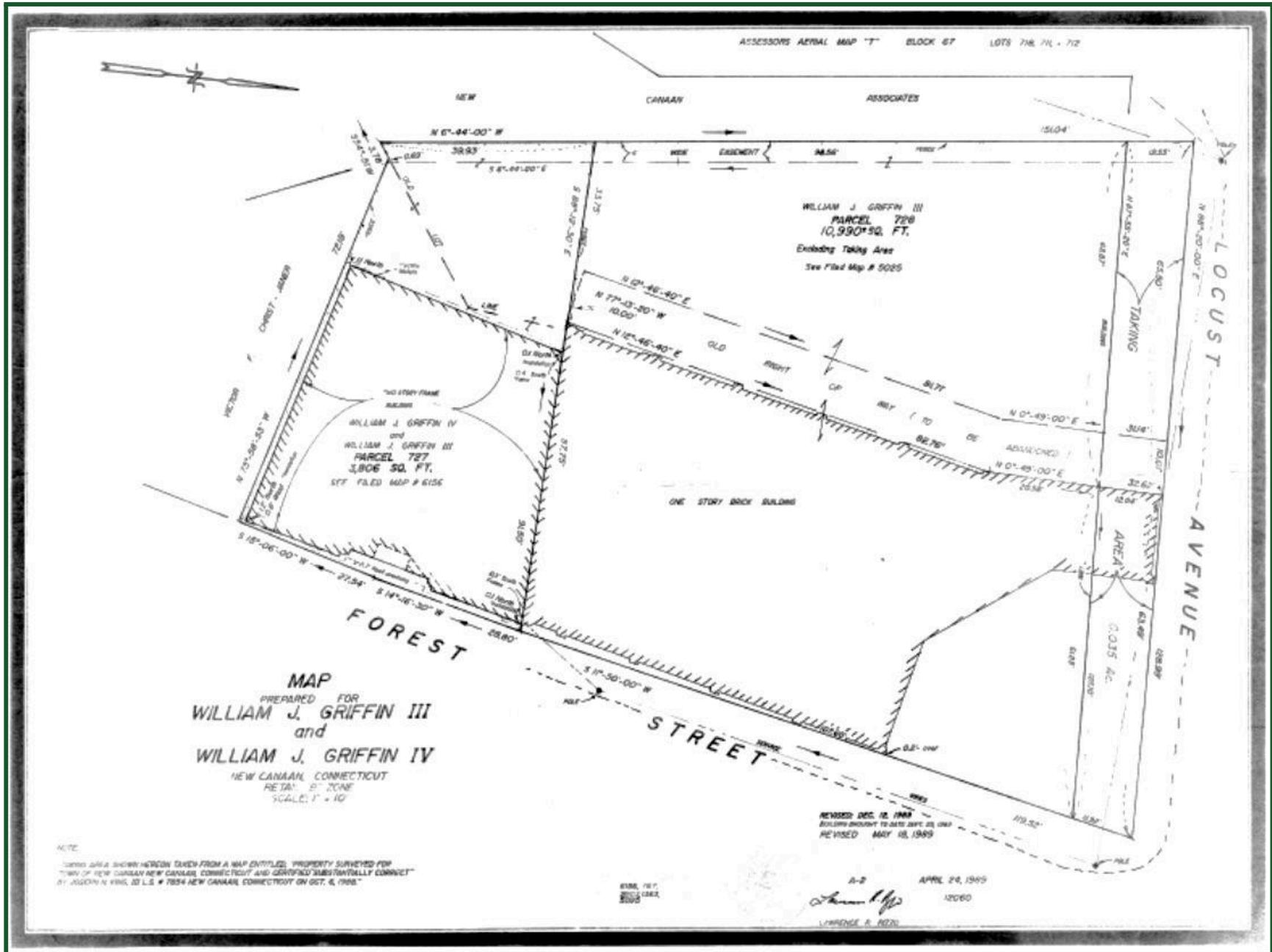


71 Arch Street    Greenwich, CT 06830    Phone: (203) 622-1636    Fax: (203) 622-1981

## FLOOR PLANS // 2nd Floor



## SITE SURVEY

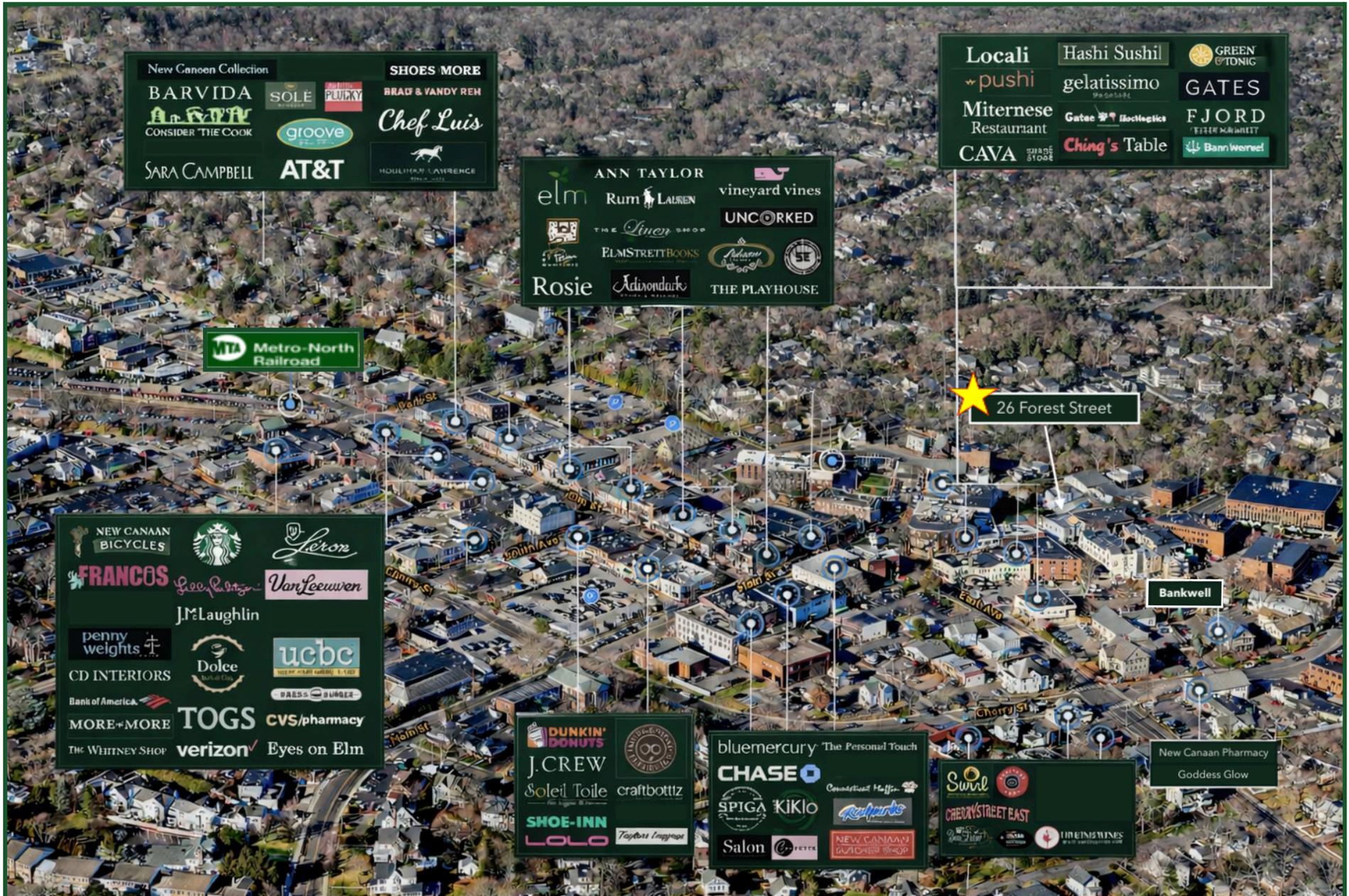




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Information contained herein is from sources deemed to be reliable but subject to errors, omissions, changes of terms, and withdrawal without notice at any time

## RETAIL SITE DIRECTORY



## TOWN TAX CARD

Unique ID: 17415

NEW CANAAN

Card No: 1 Of 1

Location:	26 FOREST ST	Map Id:	T 67 727	Zone:	RETB	Date Printed:	2/20/2026
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Neighborhood:				2310	Last Update:	2/20/2026
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Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
GRIFFIN & GRIFFIN PARTNERSHIP 30 WATER ST, STONINGTON, CT 06378	0508/0107	12/30/1998	Warranty Deed	No	0
			Exempt		

Prior Owner History					

Permit Number	Date	Permit Description
14-0364	3/26/2014	ROOF PERMIT
05-0529	6/30/2005	RENO FOR DISPLAY OF ICE CREAM

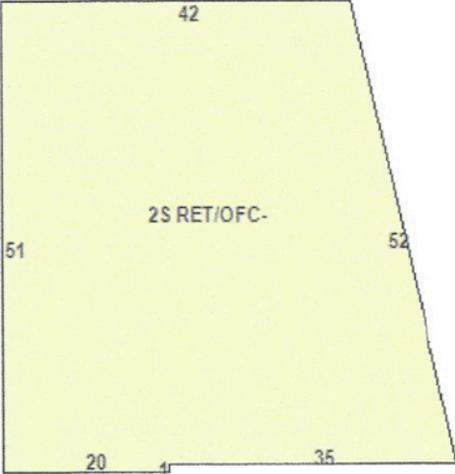
Supplemental Data				Appraised Value	
Census/Tract	00351	GL INCREASE NC		Total Land Value	1,200,000
Dev Map ID	6650	Sewer total # of be	1	Total Building Value	790,500
GIS ID		Sewer rate code	C2	Total Outbldg Value	0
Route		Sewer Rate Fee	1300	Total Market Value	1,990,500
District		Sewer Notes			
Utilities	Sewer				

Acres				State Item Codes		
Land Type	Acres	490	Total Value	Code	Quantity	Value
Primarv Site	0.09	0.00	1,200,000	21-Commercial Land	0.09	840,000
				22-Commercial Building	1.00	553,350
<b>Total</b>	<b>0.0900</b>	<b>0.00</b>	<b>1,200,000</b>			

	Assessment History (Prior Years as of Oct 1)					490 Appraised Totals					
	2026	2025	2024	2023	2022	Type	Acres	Value	Type	Acres	Value
Land	840,000	840,000	840,000	840,000	756,490						
Building	553,350	553,350	553,350	553,350	421,820						
Outbuilding	0	0	0	0	0						
<b>Total</b>	<b>1,393,350</b>	<b>1,393,350</b>	<b>1,393,350</b>	<b>1,393,350</b>	<b>1,178,310</b>					<b>0.00</b>	<b>0</b>
						Application Date:		Expiration Date:			

Comments											

## TOWN TAX CARD

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## BUILDING NOTES

### UTILITIES

The building is serviced by Town Sewer, Water, & Electric

Tenants individually metered with HVAC splits

### APPRAISAL // TAX INFORMATION:

Appraisal Date:	2025
Appraised Land:	\$1,200,000
Appraised Improvements:	\$790,500
Total Appraised:	\$1,990,500
Town Property Tax:	\$23,255.00/year — Mill Rate @ 16.691



## **Retail B Zone (Village District)**

### **A. Purpose**

Designed to support a walkable commercial environment adjacent to the Retail A core, the Retail B Zone encourages active ground-floor uses with on-site parking, while promoting upper-floor residential to enhance housing diversity and preserve architecturally significant buildings.

### **B. Uses Permitted (Subject to Site Plan Approval)**

A wide range of commercial, residential, and community-oriented uses are permitted, including:

- **Retail & Food Uses**  
(Retail shops, food stores, green grocers, restaurants, cafés, & outdoor dining)
- **Financial & Office Uses**  
(Banks, general office, & medical office uses)
- **Residential**  
(Residential dwelling units (as permitted in the Retail A Zone))
- **Personal Service & Commercial Services**  
(Personal service establishments & other service-oriented businesses)  
*\*Outdoor storage subject to lot size requirements\**
- **Entertainment & Cultural Uses**  
(Theaters, art galleries, museums, & similar cultural facilities)
- **Automotive (Limited)**  
(New car dealerships with accessory repair & used car sales)  
*\*Subject to specific conditions\**
- **Civic & Institutional Uses**  
(Municipal, public, quasi-public, & utility facilities)
- **Parking Facilities**  
Surface parking lots (public or commercial; no structures)

**\*See pages 78 & 79 of New Canaan Zoning Regulations for further details\***

\*All information deemed reliable but not guaranteed. Prospective tenants are advised to verify all zoning regulations with the Town of New Canaan\*