



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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PYRAMID
Real Estate Group

Brokerage • Consulting • Management Services • Construction

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