

# FOR SALE OR LAND LEASE | 1.18± ACRES

## REDEVELOPMENT SITE IN PRB-3 & R-3 ZONES

Boston Post Road & Boston Street, Guilford, CT  
(property is located between #500 & #522 Boston Post Rd)

SALE PRICE: \$499,000 | LEASE RATE: \$35,000/YR NNN

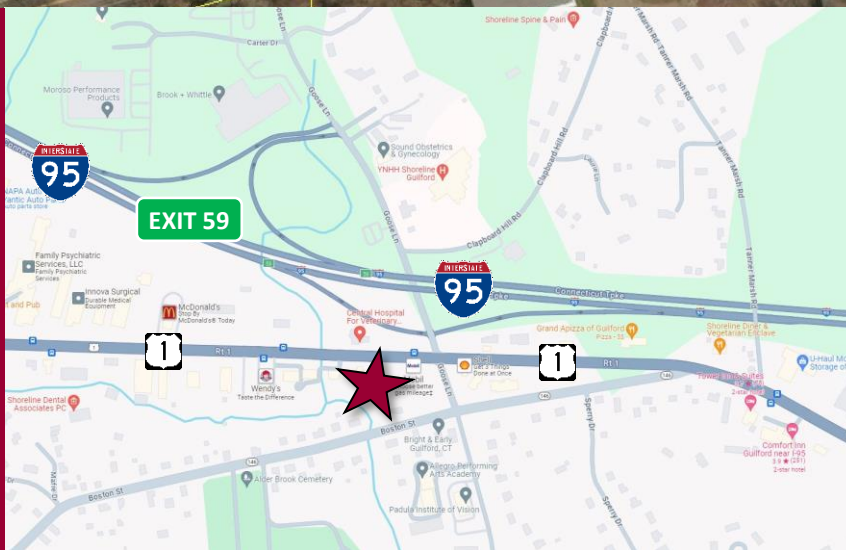


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### Property Highlights

- Redevelopment Site
- 2 Parcels totaling 1.18± Acres
- Zones: PRB-3 (Post Road Business) & R-3
- Frontage: 150.43' – BPR
- Frontage: 136' – Boston St
- ADT: 13,000±
- Close Proximity to I-95 at Exit 59
- Surrounded by national retailers
- Many area amenities
  - Shopping, Banking, Dining

For more information contact:

**Will Braun | 203-804-6001 | [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)**

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



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### SITE INFORMATION

**BUILDING/MAP ADDRESS** 04801902 & 04801903  
**TOTAL SITE AREA** 1.18± Acres  
**NUMBER OF LOTS** 2 (0.62± Acre & 0.56± Acre)  
**ZONING** PRB-3 (Post Road Business) & R-3  
**VISIBILITY** Excellent  
**FRONTAGE** 150.43' – Boston Post Rd  
136' – Boston Street  
**HWY ACCESS** I-95  
**TRAFFIC COUNT** 13,000± ADT

### UTILITIES

**SEWER** At Street  
**WATER** At Street

### TAXES

**ASSESSMENT** Boston Post Rd - \$189,000  
Boston St - \$203,000  
**MILL RATE** 25.88  
**TAXES** \$4,891.32 – Boston Post Rd  
\$5,253.64 – Boston St

### ZONING PERMITTED USES

PRB-3 (Post Rd Business) Business uses to serve the local community with respect to surrounding residential areas.

### DIRECTIONS

I-95 to Exit 59 to Goose Lane to Boston Post Road or Boston Street. **This property is located between #500 & #522 Boston Post Road.**



### AREA RETAIL

Central Hospital Vet, Valvoline, Monro Auto Service, Wendy's, Foodworks, Dairy Queen, McDonalds Guilford Savings Bank, A-1 Complete Auto Care & more.

### COMMENTS

O,R&L Commercial is pleased to offer a redevelopment site consisting of 2 parcels of land totaling 1.18± acres. There is a 0.62± acre parcel with 150+ feet of frontage on the Boston Post Road / Route 1 and a 0.56± acre parcel with 136 feet of frontage on Boston Street. Zones: PRB-3 (Post Road Business) & R-3.

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### PRB-3 Zone

#### with Site Plan Approval

- Town, State, Federal Buildings
- Artist Studios / Galleries
- Business & Professional Offices
- Child Day Care Center or Adult Day Care Center
- Financial Institutions
- Funeral Homes
- Garden Supply Stores including Greenhouses
- Hospitals & Skilled Nursing Facilities
- Indoor / Outdoor Recreation Facilities
- Laundromats / Dry Cleaning
- Medical / Dental Facilities
- Personal Service Establishments
- Physical Fitness, Gyms, Dance Studios etc.
- Restaurants
- Retail Stores
- Urgent Medical Care
- Veterinary Facilities

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Connect with Us



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