



THE BALLOU TEAM  
AT HOULIHAN LAWRENCE  
WARECK D'OSTILIO

698 Main Street, Branford



**FOR SALE**  
Call for Pricing

Office / Medical Owner-User Opportunity



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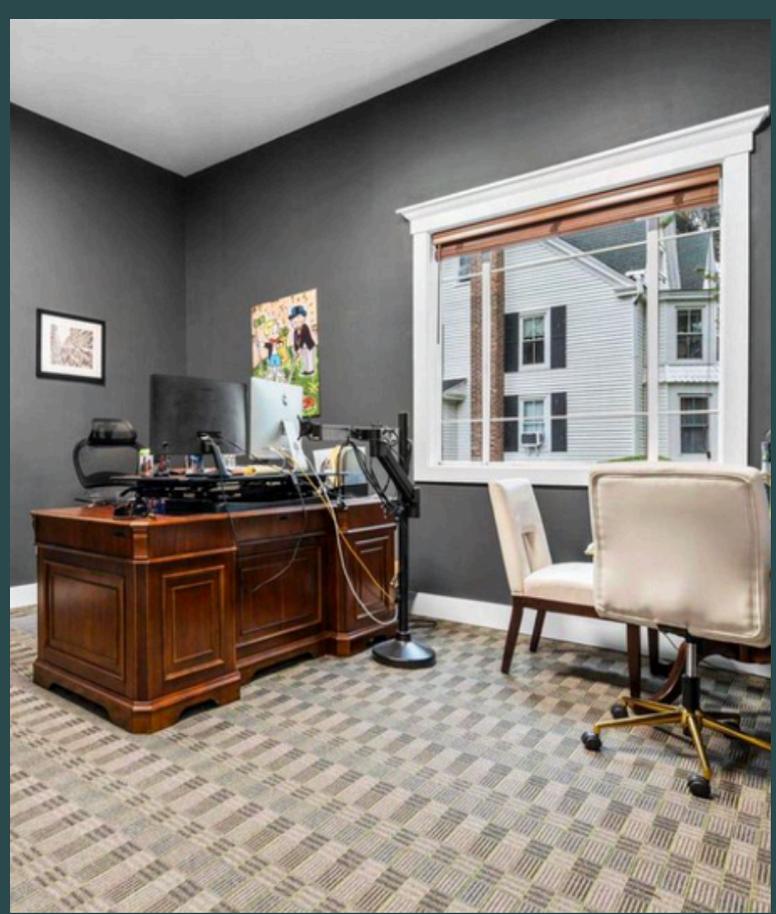
The Ballou Team | Houlihan Lawrence Wareck D'Ostilio  
117 River Street, Milford, CT 06460



# Investment Highlights



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- 3,881 SF building with a full-floor layout allowing for flexible office configurations and ease of access.
- Ideal for owner-user office or medical opportunity.
- High-visibility frontage along Branford's primary commercial corridor with strong daily traffic counts and signage exposure.
- Convenient access to I-95, Route 1, and Branford's town center.
- 13,939 SF parcel with a low 0.28 FAR, offering long-term flexibility and strong underlying land value.
- Branford and the surrounding shoreline communities continue to support demand for owner-occupied office and medical properties due to limited supply and favorable demographics.



## Executive Summary



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The Ballou Team is pleased to present 698 Main Street, Branford, Connecticut, a single-story office building well-suited for owner-users, including traditional office, professional services, and medical users. The property contains 3,881 square feet and is situated on a 13,939 square foot parcel with on-site parking along one of Branford's primary commercial corridors.

The building's efficient full-floor layout and one-story configuration allow for flexible interior planning, making it ideal for medical practices, outpatient services, or professional office users seeking prominent Main Street exposure. Existing parking, ease of access, and signage visibility further enhance the property's appeal for owner-occupants.

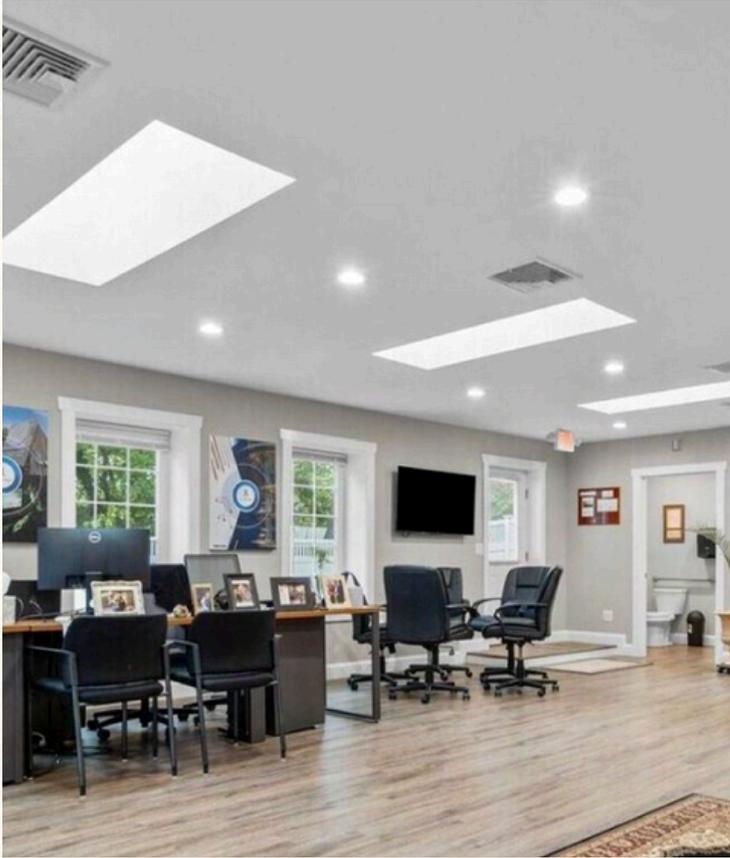
Located along Main Street (Route 1), the property offers convenient access to Interstate 95, Branford's town center, and the Branford Train Station, providing strong regional connectivity for both employees and clients. The surrounding area features a mix of retail, residential, and professional uses, supporting consistent demand for office and medical space.



# Owner-User Commercial Property



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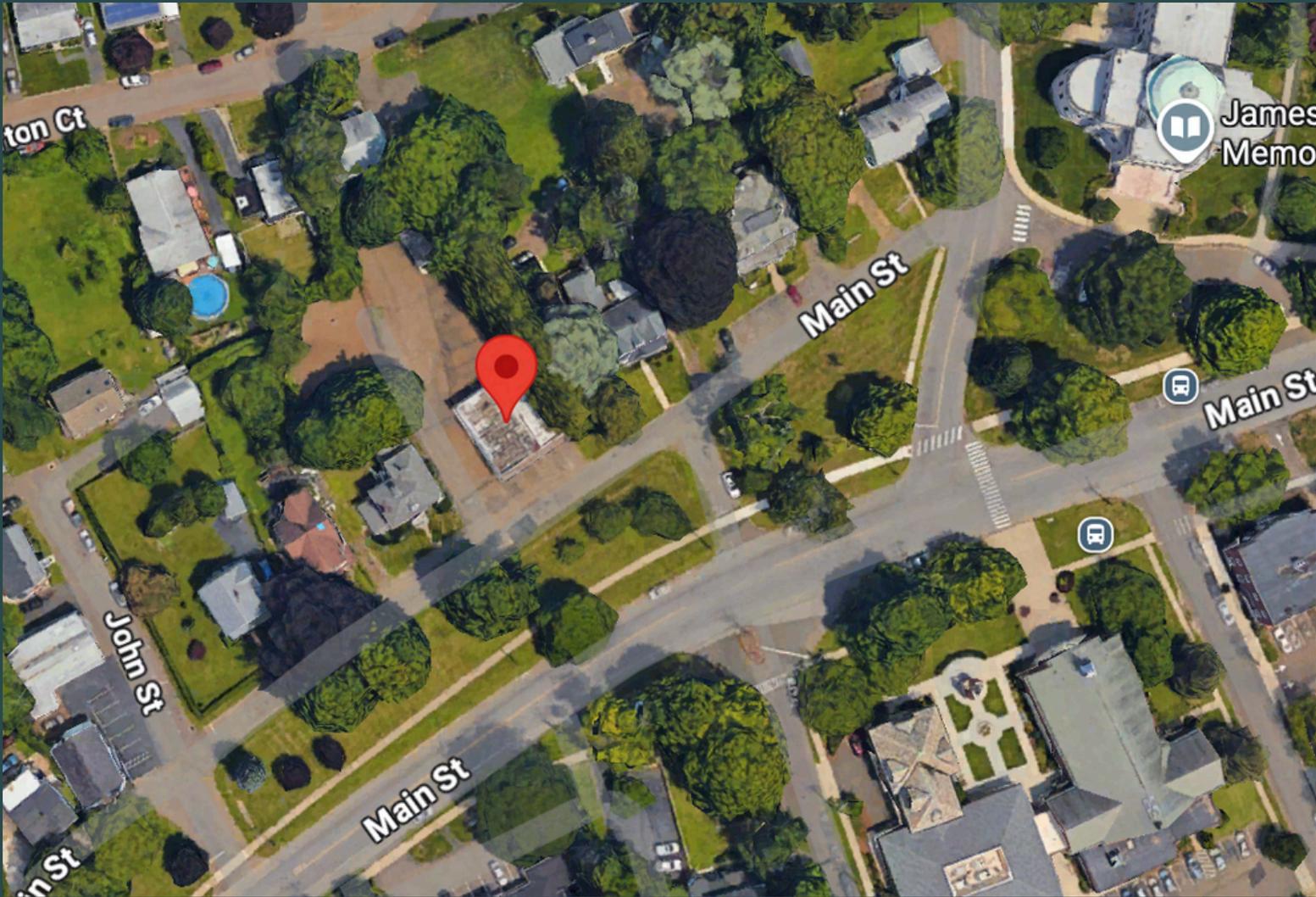
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# Unlock Value in a Proven Growth Market



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**READY TO BUY?** At The Ballou Team, we are more than just a commercial real estate team; we are your strategic partners, dedicated to achieving your real estate goals with precision, integrity, and excellence. Based in the heart of Connecticut, we bring together a dynamic team of industry experts, each possessing a unique set of skills and a shared commitment to delivering unparalleled service to our clients.



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