

MIXED-USE BUILDING FOR SALE

100% Leased



Investment Opportunity

7,375 SF OFFICE BUILDING
SET ON .16 ACRES

1283 Boston Post Road
Westbrook, Connecticut

Stephen Press, SIOR
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OVERVIEW

MIXED-USE BUILDING INVESTMENT OPPORTUNITY

1283 Boston Post Road consists of a 7,375 SF mixed-use building with a second floor residential unit sited on .16 acres. Constructed in 1925 and has undergone renovations including a new roof in 2023.

Unique opportunity to acquire this fully leased, well maintained, multi-tenanted building in an excellent Route 1 location.

Offered at: \$1,325,000

PROPERTY HIGHLIGHTS

- High Visibility Location
- Substantial Annual Increases
- NOI: 107,510
- CAP Rate: 8%
- Long Term Leases

PROPERTY SUMMARY

- Building: 7,375 SF
- Year Built: 1925
- Lot Size: .16 Acres
- Zone: CTC
- New Roof—2023



EXCLUSIVE BROKER

DELIVERING
RESULTS
FOR OVER
40 YEARS



Stephen Press, SIOR Principal

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Stephen Press, SIOR, Company Co-Principal and Broker of Press/Cuozzo Realtors, has been successfully marketing special properties since 1977. Stephen provides seller/buyer and tenant/landlord representation services to many of the area's well-known companies and directs Press/Cuozzo Commercial Services' commercial and investment sales team with assisting clients in the acquisition and disposition of various types of properties. Stephen and the team have been recipients of numerous annual Commercial and Investment Division Deals of the Year Awards for both sales and leasing transactions.

Stephen is a member of the Society of Industrial and Office Realtors and the New Haven Middlesex, Connecticut and National Associations of Realtors. As a member of the New Haven Middlesex Association of Realtors, Stephen served on numerous committees and held various association offices before becoming its president in 1992. He was named Realtor of the Year in 2003.

For his work in the civic arena, Stephen was awarded the Business New Haven Community Service Award in 2002.



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