

112 Huntington Street, Shelton, CT

ASKING PRICE

**\$899,000**

**BHGRE**  
**COMMERCIAL**

**ATHERTON TEAM**



Discover 112 Huntington Street, a well-maintained standalone historical office building with prime location on a corner parcel in desirable Huntington Center in Shelton. This property is ideal for an owner-user that can utilize the premiere location and charming historical building with multiple offices, restrooms, and kitchen to accommodate an established or growing business looking to increase their presence in this expanding market. Rare opportunity to own property in highly sought after Huntington Center where inventory to purchase is consistently low.

The corner lot properties great location on well trafficked Huntington Street provides users with great visibility to daily traffic passing the site. Its central location provides easy access to CT RT-8, CT RT-110, Bridgeport Ave. and all Shelton has to offer in addition to surrounding towns Trumbull, Derby, and Monroe.



2,785+/- SF



1.24+/- acres



R-2 zone



10+/- spaces



Built in 1799



9 Office spaces



2 Restrooms



2024: \$4,817



City Water/Sewer



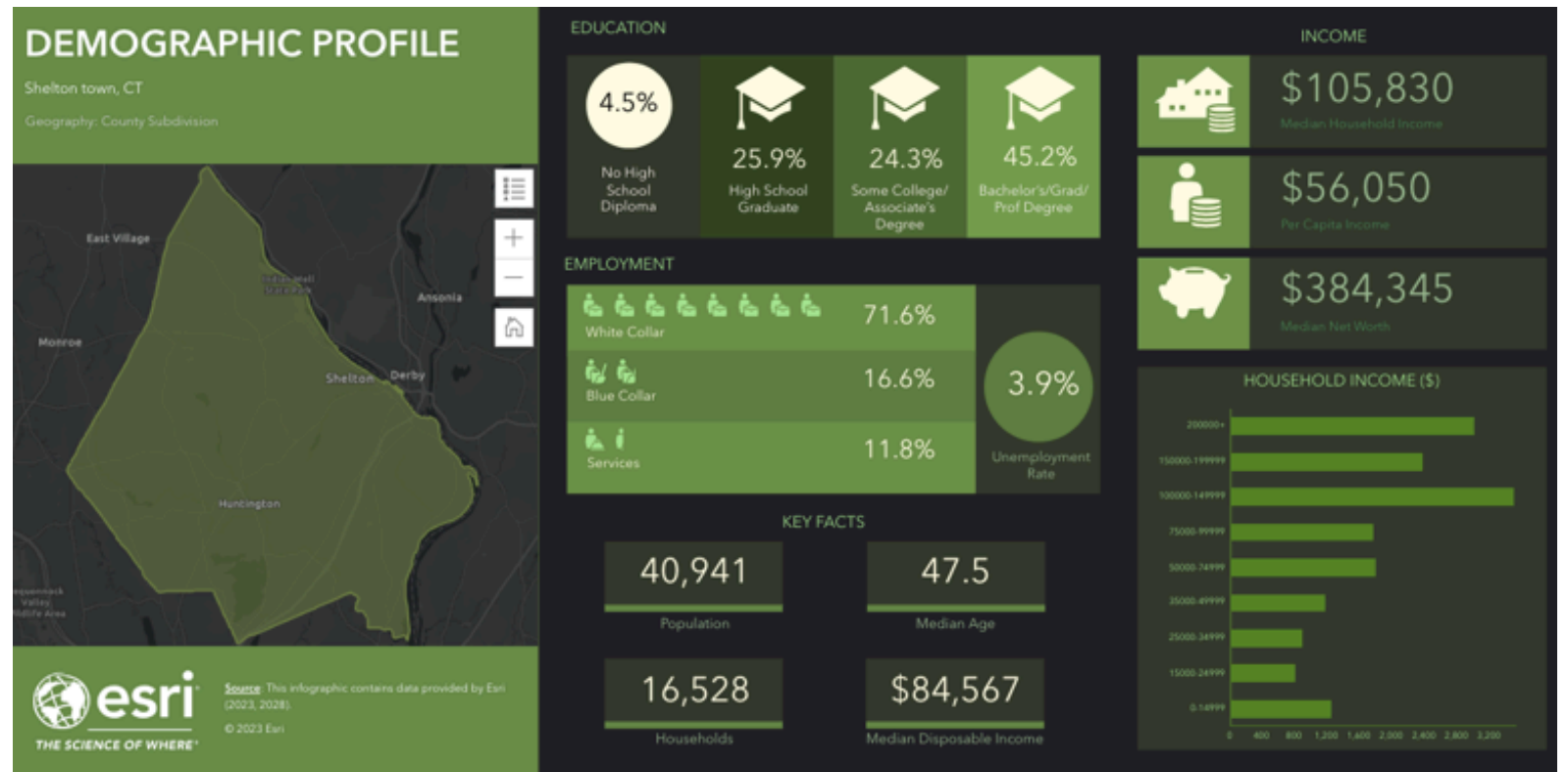
**THE ATHERTON TEAM**

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**Proximity:** Shelton is situated in Fairfield County, which is part of the Greater New York City metropolitan area. Being close to major markets like New York City can provide businesses with access to a large and diverse customer base.

**Transportation Infrastructure:** Shelton has good transportation infrastructure, including highways and proximity to airports. Easy access to transportation facilitates the movement of goods and services, as well as business travel, situated right on Rte. 8, offering easy access to the Merritt Parkway, I-95 and I-84.

**Quality of Life:** Shelton offers a good quality of life with a mix of suburban and rural elements. This can be attractive for employees who may prefer a quieter environment while still having access to the amenities of nearby urban areas.

**Business-Friendly Environment:** Shelton has a long-standing reputation for being more business-friendly due to factors like tax incentives, regulatory environment, and support services.

**Diverse Industries:** Depending on the industry, Shelton's proximity to various economic sectors in the region may be advantageous. For example, if your business is in finance, technology, or manufacturing, being in close proximity to these industries can open up collaboration opportunities.

**Educational Institutions:** If your business relies on a skilled workforce, Shelton is close to several reputable educational institutions. This can help in attracting and retaining a talented workforce.