

25 SOUTH AVENUE  
NEW CANAAN, CONNECTICUT

Your tour doesn't have to  
end when you leave.



William  
Pitt

Sotheby's  
INTERNATIONAL REALTY

Scan the code for the  
interactive property brochure



## Iconic Landmark Building Awaits Your Vision in Prime Downtown Locale

Own a piece of history! Discover a rare gem in the heart of downtown New Canaan - an iconic landmark building that beckons visionaries and entrepreneurs alike. Nestled at the bustling crossroads of South Avenue and Cherry Street, this magnificent two-story structure offers a canvas of 5,000 square feet, ripe with possibility. As you step through the doors, a grand waiting room welcomes you, leading to a stunning wood-paneled library that exudes timeless elegance. With twelve private rooms, three expansive work areas, and kitchenette the building's versatile layout adapts effortlessly to your ambitions, be they retail, residential, professional or a dynamic mix.

Unique features abound, from dual entrances and staircases that ensure smooth foot traffic, to a historic Mosler Vault that adds both character and security. Practicality meets potential with a basement for storage and an attic for future expansion. Convenience is key, with easy parking and the train station just a stone's throw away. This isn't just a property; it's a statement piece in the suburban landscape, a chance to etch your legacy into one of New Canaan's most highly sought-after pieces of real estate. Rich in history and brimming with opportunity, this exceptional landmark could become the cornerstone of your success. Don't let this opportunity slip through your fingers - contact us today to arrange a private tour and witness firsthand the potential of this marquee property.

AnnMarie  
Sementilli

Global Real Estate Advisor  
203.943.2292  
ASementilli@williampitt.com

Carlo  
Sementilli

Global Real Estate Advisor  
914.262.9412  
CSementilli@williampitt.com

