

FOR SALE | ROUTE 1 REDEVELOPMENT SITE

3,676± SF COMMERCIAL BUILDING ON 1.86 ACRES - ROUTE 1, GUILFORD

715 Boston Post Road (Route 1), Guilford, CT 06437

SALE PRICE: \$1,500,000



Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Redevelopment Opportunity
- 1.86± Acres on Route 1 with existing 3,676± SF Building
- Zones: PRB-3 – Post Road Business & I – Industrial
- Visible from I-95
- ADT: 13,000± - Route 1
- ADT: 49,400± - I-95
- Great Access to Highway
- Many area amenities

For more information contact:

Frank Hird, SIOR | 203-643-1033 | fhird@orlcommercial.com or Will Braun | 203-804-6001 | wbraun@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | 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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BUILDING INFORMATION

GROSS BLDG AREA 3,676± SF
 AVAILABLE AREA 3,676± SF
 NUMBER OF FLOORS 1.5
 CONSTRUCTION Wood Frame
 ROOF TYPE Asphalt Shingles
 YEAR BUILT 1946

MECHANICAL EQUIPMENT

TYPE OF HEAT Gas, Forced Hot Air

UTILITIES

SEWER Septic
 WATER Public Connected
 GAS Yes

SITE INFORMATION

SITE AREA 1.86± SF
 ZONING PRB-3 (Post Road Business)
 I (Industrial)
 SIGNAGE Building
 VISIBILITY Excellent on Route 1
 FRONTAGE 130 Feet on Route 1
 HWY ACCESS I-95
 TRAFFIC COUNT 13,000± - Route 1
 49,400± - I-95

TAXES

ASSESSMENT \$363,370
 MILL RATE 25.88
 TAXES \$9,404.02

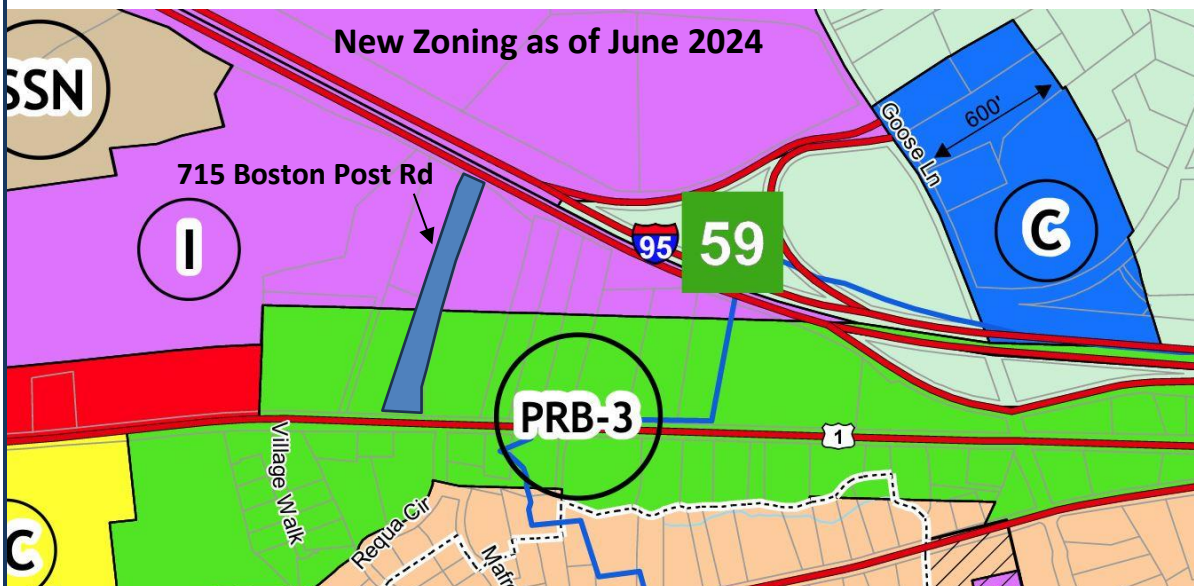
COMMENTS O,R&L Commercial is pleased to present a redevelopment site for Sale located at 715 Boston Post Road in the town of Guilford, CT. The site consists of 1.86± acres with an existing 3,676± SF retail commercial building. The property is located in both the PRB-3 (Post Road Business) & I-Industrial Zone for a multitude of business opportunities. There is average daily traffic of 13,000± on Route 1 / Boston Post Road and the site is visible from I-95 with ADT of approximately 49,400±.

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- ADT: 13,000± - Route 1
- ADT: 49,400± - I-95
- Great Access to Highway
- Many area amenities
 - Shopping
 - Banking
 - Dining



New Zoning as of June 2024



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