



HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

3,158 SF

Retail space

Sub-dividable starting at \$1,400/mo

537-545 Main St (Rte 1), Branford, CT 06405



Leases starting at \$1,400/mo

- Sub-dividable
- Customizable SF for Tenant needs
- High Visibility location
- 11,900 CPD



- 3,158 SF Retail Space
- Space sizes can be customized.
- Building exterior to be renovated by new owners.
- Excellent Downtown location
- High traffic area (11,900 CPD)



Houlihan Lawrence Wareck D'Ostilio

New Haven * Milford * Woodbridge * Branford * Old Saybrook



HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

Property Information

Total Building SF	6,316 SF
Available SF	3,158 SF
Year Built	1900
Ceiling Height	10'
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	N/A
Loading Dock	0
Overhead Door	0
Construction	Brick
HVAC	Heat / AC Split
Electric Service	TBD
Gas	Yes
Column Spacing	N / A
# of Floors	2
Parking	Multi in rear
Bathrooms	N/A
Frontage	92' +/-
Zoning	BR
Assessment	\$428,100
Environmental	TBD
Mill Rate	29.45
Taxes	\$12,608
Taxes / SF	\$2.00

537-545 Main St, Branford, CT

Comments:

3,158 SF Retail Space, with space sizes that can be customized to suit tenant's needs. Building Exterior to be renovated by new Owners. Excellent downtown location. Highly trafficked area (11,900 CPD). Parking in rear.

Ken Ginsberg
 Broker
 (203) 376-6266
 ken@kngrealty.com



174 Cherry Street
 Milford CT 06460
 (203) 701-4848

This document has been prepared by HLWD Commercial for advertising and general information only. HLWD Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. HLWD Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of HLWD Commercial and/or its licensor(s). ©2018. All rights reserved.