



185 Branford Road, North Branford, CT, 06471

Offered at \$1,200,000

You will not find another property like this in North Branford! Truly a rare and great opportunity for investors to own this property that consists of two separate buildings on the same 3.5 acre parcel. The first building is a fully occupied 4 unit multi family plus a ground-keeper's suite with a two car oversized garage. The second building is an oversized 3 bedroom cape cod style home with a 2 bedroom unit upstairs. The property features two sun-rooms, large open rooms for entertaining and many custom copper details inside and out of the home that were designed by the owner. The walk out basement of the home is currently being finished that walks out to a pavilion, a gorgeous shade tree and raspberry bushes that line the property that backs up to town property with many hiking trails that lead to a park. In the back you will find 3 barns for storage or workshops. You will not want to miss this unique property! Please note this is considered commercial because it is more than 4 units and any lender will require commercial financing.

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|---------------------|
| 13 Bedrooms |
| 8 Bathrooms |
| 8,319 sqft |
| 3.5 acre (lot size) |
| Built: 1952 |



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