

# Commercial For Sale - Branford, CT



## 473 Main Street, Branford, CT, 06405

Offered at \$3,000,000

A development opportunity like no other! 3 acres on Main Street downtown Branford. A growing & flourishing shoreline community. This portfolio is a combination of 5 separate parcels consisting of existing mixed uses including an office building, restaurant/bar, residential single family home, garage, warehouse and vacant land. This portfolio is strategically located to the train station, I95, shopping, restaurants, beach & walk to the historic Branford town center. Huge daily car count. Large retail brands all within a quarter mile include Walmart, Starbucks, and the recent town approvals for Aldi's and Chase Bank. This 'once in a life time property portfolio' has an existing gross income of \$115,000 annually. So enjoy existing revenues while you plan your development & transformation of this "Gem on Main".

0 Bedrooms
0 Bathrooms
6,523 sqft
3.1 acre (lot size)
Built: 1976

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