

1,956 SF Freestanding Retail Building on US-1 in Guilford

1,956 Sqft - 1161 Boston Post Road, Guilford, Connecticut

Property Description

Iconic Guilford Retail Shop. Previously James Dew & Son Antique reproductions. This elegant building, built in the 1950s, appears to have stepped into the heart of Guilford from another time. 1,956 SF open plan allows for flexibility in the space. Lease as-is, built to suit, or modify the space to best suit the business. High-visibility location where over 14,000 cars pass each day with many other business, shops, restaurants, banks & services close by. \$13.25/SF/NNN. The Post Road Village District welcomes most uses, including Retail, Galleries, Office & many more.

Availability

Listing Type: **For Lease**

Property Type: **Retail**

Price: **\$13.25**

Price Type: **/SF NNN**

Square Footage: **1,956 Sqft**

Minimum Ceiling Height: **9 ft**

Maximum Ceiling Height: **9 ft**

Present Use: **Former Furniture Manufacturer & Retail Store**

Address Map

Address: **1161 Boston Post Road, Guilford, Connecticut**

Country: **US**

State: **CT**

City: **Guilford**

Features

Proximate to Interstate: **Yes**

- High-Visibility Location High Traffic Count
- Central Business District Nearby Shops/Restaurants/B businesses
- Foot Traffic

Potential Use:: **Retail, Office,
Gallary, Studio,
Service Business**

Office Sqft: **200**

Building Details

Stories: **1**

Year Built: **1954**

Condition: **Very Good**

Roof: **Shingle/Gabled**

Construction Type: **Wood Frame**

Total Floor Area: **1,956 Sqft**

Site

Lot(s): **1**

Area SF: **27,002 Sqft**

Acreage: **0.62 Acre(s)**

Parking: **15**

Zoning: **C-2**

Frontage: **80 ft**

Depth: **Varies**

% Land Coverage: **10**

% Land Coverage Permitted: **30**

Condition of Site: **Level/Dry**

Restrictions: **Unknown**

Utilities

Availability: **Available**

Availability: **Available**

Type: **Natural Gas**

Availability: **Connected**

Provider: **Public Utility**

Availability: **Connected**

Provider: **Public Utility**

Volts: **110**

Amps: **200**

Phase: **I**

Mechanicals

Heating: **Gas Hot Air**

Air Conditioning: **Fully**

Assessment

Land: **\$0**

Building: **\$0**

Total: **\$0**

Taxes: **\$0**

Transportation

Bus Service: **Yes**

Distance: **Door**

Turnpike: **I-95**

Exit: **58**

Agent Info



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