



**FOR SALE: Mixed-Use 3 Building Parcel located on 2 Lots being sold as One Package. Currently a 4-Unit, Multi-Family Building; Retail Shop and 4 Bay garage plus a large apartment. Great Upside: Long Term Residential Tenants in place for decades. Double Septic systems and plenty of land to expand residential units or build a commercial strip. Great way to occupy a classic New England building while Tenants carry the expenses.**  
**Building 1- Two-Story Multi-Family with Off Street parking for 8. Fully Tenanted with Long Term Tenants. Historic charmer built in 1752**  
**Building 2 – 1956 SF Retail Shop – currently vacant. 4 showrooms, private office with back entrance. Cape Cod style building clad in Cedar Shake Shingles**  
**Building 3- 4 Bay garage plus large 1 Bedroom Apartment**

Property is located at a Signalized Intersection across from Walgreen's, Mobile, Dunkin Donuts, on Route 1 in the Central Business District of Guilford. Excellent location for Apartments, Over 55 housing, Credit Union, Fast Casual Food, Rehabilitation Facility, Medical Building, Brewery - Great Lawn for Craft Beer Picnics.  
**\$1,370,000.00.**

**Present Use: Mixed Use Investment**  
**Possible Use: Same + Investment/Redevelopment**

<b>LAND (PACKAGE)</b>	Lot(s):	2		Frontage:	259'
	Area SF:	42,688.80		Depth:	Varies
	Acres:	1		% Land Coverage:	13.47
	Parking:	19		% Land Coverage Permitted:	30
	Zoning:	PV		Condition of Site:	Level, Dry Paved
<b>1161 Boston Post Road (4-Family Apartment Bldg.)</b>	Stories:	2		Year Built:	1752
	First Floor Area:	1,647 SF	Ceiling Height: 9'	Condition:	Good
	Second Floor Area:	1,140 SF	Ceiling Height: 9'	Construction Type:	Wood Frame
	Office Area:			Roof:	Shingle/Gabled
	Total Floor Area:	2,787 SF			
<b>Utilities: Water: Municipal Sewar: Septic Gas: PubCT Volts: 110 Amps: 200 Heating: Gas A/C: Window</b>					
<b>1161 Boston Post Road (Retail Shop)</b>	Stories:	1		Year Built:	1954
	First Floor Area:	1,956 SF	Ceiling Height: 9'	Condition:	Very Good
	Second Floor Area:		Ceiling Height:	Construction Type:	Wood Frame
	Office Area:	200 SF		Roof:	Shingle/Gabled
	Total Floor Area:	1,956 SF			
<b>Utilities: Water: Available Sewar: Septic Avail. Gas: PubCT Volts: 110 Amps: 200 Heating: Gas A/C: Window</b>					
<b>7 York Street (Garage with Apartment)</b>	Stories:	2		Year Built:	1994
	First Floor Area:	1,008 SF	Ceiling Height: 10'	Condition:	Very Good
	Second Floor Area:	1,008 SF	Ceiling Height: 10'	Construction Type:	Wood Frame
	Total Floor Area:	2,016 SF		Roof:	Asphalt Shingle
	<b>Utilities: Water: Municipal Sewar: Septic Gas: PubCT Volts: 110 Amps: 200 Heating: Gas A/C: Window</b>				

**Kristin Geenty**  
**203-488-1005**  
[Kris@GeentyGroup.com](mailto:Kris@GeentyGroup.com)

**Kevin Geenty**  
**203-488-1005**  
[Kevin@GeentyGroup.com](mailto:Kevin@GeentyGroup.com)

1161 Boston Post Road & 7 York Street  
Guilford, Connecticut

Quick Facts

---

<b>Taxes:</b>	
1161 Boston Post Road	\$14,191.00
7 York Street (Garage w/Apt)	\$6,504.33

---

<b>Acreage</b>	
1161 Boston Post Road	.56 Acres
7 York Street	.42 Acres

---

<b>Year Built</b>	
1161 Boston Post Road (House)	1752
1161 Boston Post Road (Retail Building)	1954
7 York Street (Garage)	1994

---

<b>Square Footage</b>	
1161 Boston Post Road (House)	2,787
1161 Boston Post Road (Retail Building)	1,956
7 York Street (Garage w/Apt)	2,016

---

<b>Rents</b>	
1161 Boston Post Road	
2-Bedroom Apartment	\$1,350.00/month
1 Bedroom Apartment	\$850.00/month
Studio Apartment #1	\$900.00/month
Studio Apartment #2	\$800.00/month
7 York Street	
1 Bedroom Apartment + 1 Garage Bay	\$1,350.00/month

---

<b>Gross Income</b>	\$62,400.00/Year
---------------------	------------------

---