

COMMERCIAL PROPERTY FOR SALE

258 River Street, Guilford, CT

H. Pearce Commercial Real Estate is pleased to offer this two story federal style colonial with attached one story 2,464 sf building. The colonial is presently used as a four bedroom house, and the addition is a retail store. Its location, directly across from the new Walgreens, is in a PV commercial zone and R-3 residential that affords several opportunities for use. Changing to all commercial is a possibility. Great opportunity for office/retail or multi-family.



5,343 SF BUILDING FOR SALE



SAMPLE POSSIBLE USES

RETAIL
PROFESSIONAL OFFICE
MULTI-FAMILY
FINANCIAL INSTITUTIONS
RESTAURANTS
LODGING
PERSONAL SERVICES
DAY CARE FACILITY



Building Specifications

- Building Size:** 5,343 sf on 2.19 acres
- Occupancy:** Negotiable
- Type:** Retail / Office
- Features**
- 2,879 sf 4 bedroom federal style Colonial
 - 2,464 sf retail building attached
 - 1,176 sf garage/barn
 - Steps to Route 1
 - Across from Walgreens
 - Convenient to I-95
- Zone:** PV/R-3 Zones
- OFFERED AT:** **\$790,000**



Location: Boston Post Road to River Street.

For additional information contact:

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Information herein is subject to errors and omissions, believed to be accurate, but is not warranted.

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H. Pearce Company
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