

# 112 MAIN STREET

NEW CANAAN, CONNECTICUT



Cushman & Wakefield's Capital Markets Group is pleased to offer for sale 112 Main Street in New Canaan, Connecticut for \$6,350,000.

112 Main Street is a 12,146± SF (plus 6,206± SF basement) retail/office building ideally located within the heart of New Canaan's fashionable "Town Center," surrounded by numerous upscale boutiques and national retailers such as J.Crew, Ralph Lauren and Vineyard Vines and easily accessible to the nearby high demographic towns of Darien, Wilton, Westport and Ridgefield. The property's strategic location fronting Main Street (100'±), at its intersection with Elm Street, makes it a prime suburban location for both retail and professional/service offices. The appeal of the property is further enhanced by having ample on-site tenant parking behind the building, as well as its proximity to the area's main transportation routes and the New Canaan Train Station (0.2± miles).

112 Main Street is currently 46% occupied by nine tenants with varying short-term leases, which provides the opportunity for it to be delivered unencumbered for an owner-occupant or the ability to create significant value through the lease-up of the available space.

<b>Building Area</b>	12,146± SF + 6,206± SF Basement
<b>Site Area</b>	0.25± Acres
<b>Floors</b>	2 Floors + Basement
<b>Year Built</b>	1880
<b>Year Renovated</b>	2018
<b>Tenancy</b>	9 Tenants / 46% Occupied
<b>On-Site Parking</b>	7 Spaces
<b>Sale Price</b>	\$6,350,000



