



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 Metro-North Train Station (0.2± miles).

112 Main Street recently received zoning approval to be renovated and expanded into a mixed-use retail and residential building, with up to five retail spaces fronting on Main Street, and 13 apartments including two affordable units (one two-bedroom and one one-bedroom). The approvals specify that the gross square footage of floors 1-4 will be increased to 31,000± SF, and the renovated gross building area will become 39,000± SF inclusive of the of the newly created garage below. [Link](#) to the presentation prepared for New Canaan Planning & Zoning.

112 Main Street is currently 65.9% occupied by 11 tenants with varying short-term leases, which provides the opportunity for it to be delivered unencumbered for an owner-occupant or developer.



112 Main Street

Building Area	12,146± SF + 6,206± SF Basement
Site Area	0.25± Acres
Floors	2 Floors + Basement
Year Built	1880
Year Renovated	2018
Tenancy	11 Tenants / 65.9% Occupied
On-Site Parking	7 Spaces
Sale Price	\$6,350,000

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HIGHLIGHTS

Recent Zoning Approval for Renovation/Expansion into 13 Apartment Units with Five Ground-Floor Retail Spaces

Value-Add or Owner-Occupant Opportunity

Prominent Main Street Site—100'± Frontage Across from Elm Street

On-Site Parking & Access to Multiple Municipal Parking Lots

Coveted Downtown Setting

Optimal Local & Regional Connectivity

Outstanding Demographics

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