

58 PINE STREET, 70 PINE STREET & 72 GROVE STREET

New Canaan, Connecticut



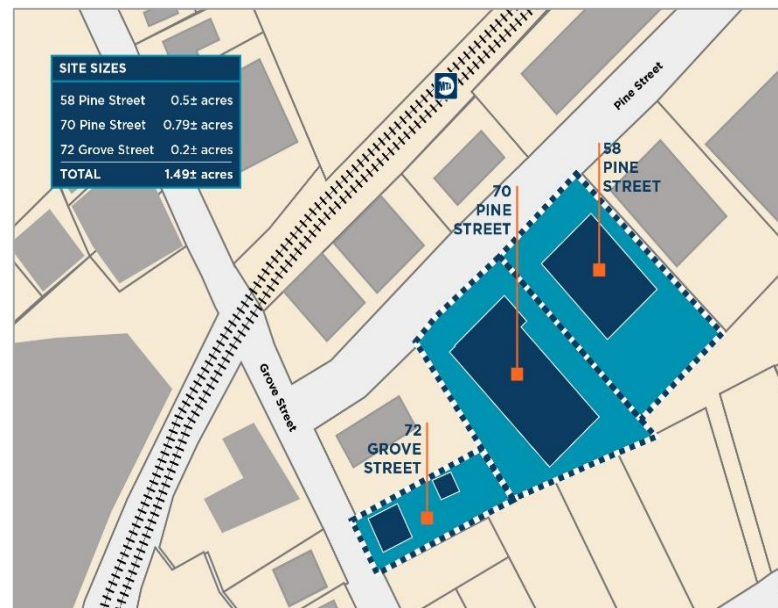
FOR SALE | Prime Downtown Redevelopment / Owner-Occupant Opportunity

Cushman & Wakefield's Capital Markets Group is pleased to present for sale 58 Pine Street, 70 Pine Street & 72 Grove Street in New Canaan, CT.

58 Pine Street, 70 Pine Street & 72 Grove Street are three contiguous properties totaling 1.49± acres ideally located in downtown New Canaan within walking distance of the Metro-North Train Station. The buildings total 33,198± SF and are leased to a number of tenants, all on month-to-month leases.

The property's short-term leases allow for it to be delivered unencumbered for an owner-occupant or redevelopment of the site, which is set within the flexible Business A Zone. Permitted uses within this zone include, but are not limited to, general office, residential, restaurant/outdoor dining, municipal, medical offices and service establishments.

Address	58 PINE STREET	70 PINE STREET	72 GROVE STREET
Building Area	11,448± SF	20,596± SF	1,154± SF
Site Area	0.5± acres	0.79± acres	0.2± acres
Frontage	115'± on Pine St	123'± on Pine St	58'± on Grove St
Zoning	Business Zone A		



For more information, please contact:

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58 PINE STREET,
70 PINE STREET &
72 GROVE STREET
New Canaan, Connecticut

- ** Flexible Zoning—All Properties Located in Business A Zone
- ** Redevelopment or Owner-Occupant Opportunity
- ** Train Station Location—Outstanding Regional Accessibility
- ** Coveted Downtown Amenity Base
- ** Exceptional Demographics & Knowledgeable Workforce

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