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## **Horvath & Tremblay sells two-building mixed-use for \$1.19 million**

November 18, 2022 - Connecticut



Branford, CT Tom Connor, Bob Horvath, Todd Tremblay and Matt Nadler of Horvath & Tremblay have completed the sale of 562-567 Main St. Horvath & Tremblay exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$1.19 million.

Tom Connor

Bob Horvath

Todd Tremblay

Matt Nadler

562-576 Main St. is a 6,000 s/f mixed-use investment property comprised of two adjacent buildings. The first is a one-story commercial building leased to three local service tenants, the second is a two-story building leased to Doma Restaurant on the first floor and two, two-bedroom/one-bathroom residential units on the second floor.

The two buildings are situated on a 0.33-acre corner parcel with on-site parking. The property is situated at the signalized intersection of Main St. (Rte. 146) and Monroe St. in the commercial center of town. The property has visibility and frontage and offers on-site parking. The property is close to the town's municipal offices and schools and is surrounded by national retailers. Additionally, the property is two-miles from the Long Island Sound and Branford Shoreline. 562-576 Main St. is located along the municipal bus line with service on Rtes. 201 & 204, 0.5-miles from the Branford Metro North Train Station, 0.5-miles from US Rte. 1, 0.8-miles from I-95. The property is 7-miles from New Haven's Central Business District and Yale University.

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