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## Horvath & Tremblay sells 14,210 s/f at 80 Main St. for \$4.65 million

December 23, 2022 - Connecticut



Bob Horvath

Todd Tremblay

Stavros Fillipidis

New Canaan, CT Bob Horvath, Todd Tremblay and Stavros Filippidis of Horvath & Tremblay have completed the sale of 80 Main St. Horvath & Tremblay exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$4.65 million.

80 Main St. is a whitewashed three-story brick building containing 14,210 s/f on 0.25 acres. The property contains six total units, including a complementary mix of high-end local service tenants (nails and salons) a publishing company and a non-profit organization. All of the tenants in the property have leases that feature 3% annual rent increases throughout their initial lease terms providing the investor with an attractive increase in revenue and hedge against inflation.

80 Main Street - New Canaan, CT

80 Main St. is situated in a downtown location adjacent to a signalized intersection. The parcel offers visibility, frontage and access and is adjacent to the signalized intersection of Main St. and East Ave. (Rte. 106).

The property features direct access to the building from the rear of the building from Locust St. and has a brick-paved parking courtyard. Parking is rare in the area, as most buildings in the downtown feature only on-street parking.

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