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Horvath & Tremblay sells 1,624 s/f Shell Gas Station for \$1.92 million

October 24, 2025 - Connecticut



395 Main Avenue - Norwalk, CT

Norwalk, CT Bob Horvath, Todd Tremblay and Matt Nadler of Horvath & Tremblay have completed the sale of a Shell Gas Station. Horvath & Tremblay exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$1.92 million.

The Shell Gas Station is located at 395 Main Ave. The property consists of a 1,624 s/f freestanding building with eight fueling stations on a 0.36-acre corner lot. Shell has an extensive operating history at this location, signing their initial lease in 1966 and executing multiple lease extensions,

demonstrating their commitment to the site and market. There are over six years of term remaining on their absolute NNN lease with an attractive 10% rent increase in September 2026. The Shell Gas Station is located at the signalized intersection of Main and Glover Ave., positioned off of the junction of CT Rte. 15 and US Rte. 7. The parcel benefits from frontage and visibility, with signage and three points of access.

Main Ave. is the area's primary commercial and commuter corridor, with large grocery-anchored retail centers to the north and south of the property and an extensive array of national and local retailers, businesses and professional services that drive traffic to the area. The Shell Gas Station also offers outstanding access to US Rte. 7, the Merritt Pkwy. (CT Rte. 15) and I-95 as well as the Merritt 7 Train Station.

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