

SAUGATUCK  
COMMERCIAL  
REAL ESTATE LLC

LICENSED IN CT, NY, MA, RI, NH, FL

MIXED USE PROPERTY

OLD GREENWICH, CT  
280 SOUND BEACH AVENUE

INVESTMENT PROPERTY



*Saugatuck Commercial has been exclusively retained to offer for sale 3,387 +/- square foot retail and residential buildings constructed on 0.22 acres*

### PROPERTY HIGHLIGHTS

Superior Location: Old Greenwich is a unique seaside community in Greenwich, Connecticut. Sound Beach Avenue is the primary commercial corridor in Old Greenwich, and considered the gateway to the waterfront neighborhoods. The property contains two buildings. The front single-story building is a single-tenant retail building. Old Greenwich Tailor & Cleaners, the retail tenant, has occupied the space since 1958 after it was built for them by the current owners. The rear two-story building contains two one-bedroom apartments. The property is located 1/4 mile from the Old Greenwich train station.



Exclusive Brokers:

Laure Aubuchon 917.294.1733  
laubuchon@saugatuckcommercial.com

Penny Wickey 203.222.4194  
pwickey@saugatuckcommercial.com

*The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.*



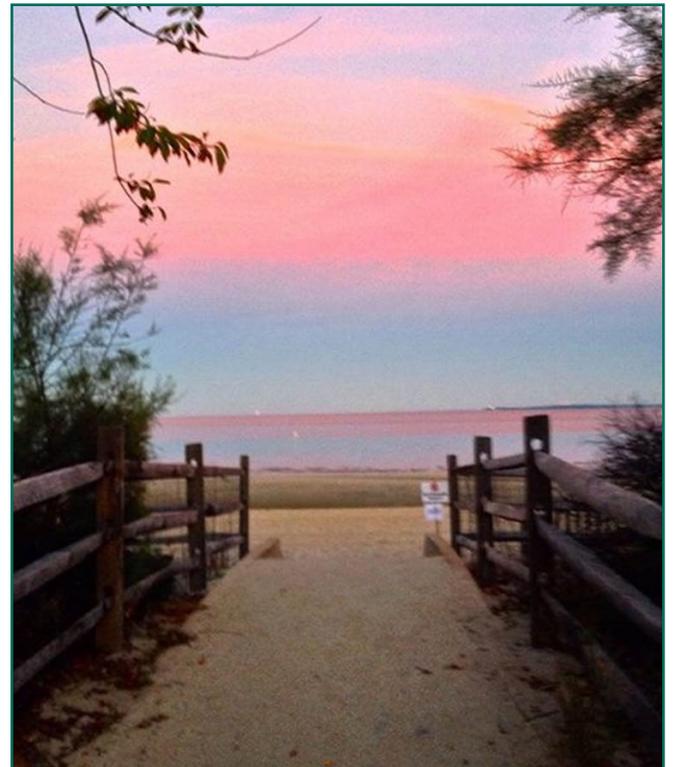
SAUGATUCK  
COMMERCIAL  
REAL ESTATE LLC

LICENSED IN CT, NY, MA, RI, NH, FL

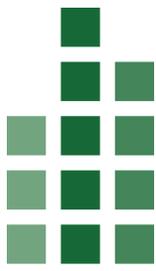
MIXED USE PROPERTY

# OLD GREENWICH, CT 280 SOUND BEACH AVENUE

INVESTMENT PROPERTY



*The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.*



SAUGATUCK  
COMMERCIAL  
REAL ESTATE LLC

LICENSED IN CT, NY, MA, RI, NH, FL

MIXED USE PROPERTY

OLD GREENWICH, CT

280 SOUND BEACH AVENUE

INVESTMENT PROPERTY



*To receive the complete Offering Memorandum (OM), please contact the representing brokers to request a Confidentiality Agreement.*

Exclusive Brokers:  
 Laure Aubuchon 917.294.1733  
 laubuchon@saugatuckcommercial.com  
 Penny Wickey 203.222.4194  
 pwickey@saugatuckcommercial.com

*The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.*