



SAUGATUCK
COMMERCIAL
REAL ESTATE LLC

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

FULLY LEASED
PROFESSIONAL OFFICE BUILDING

NEW CANAAN CT
161 CHERRY STREET

INVESTMENT PROPERTY



Fully leased three-story professional office building
~15,750 SF with full-service elevator
0.45 acre lot, onsite parking field for 43 vehicles

PROPERTY HIGHLIGHTS

- Attractive brick building on the corner of one of the busiest commercial streets in the downtown district; accessible from both Cherry Street and Vitti Street.
- Stamford Health System is the major tenant since 2004 and occupies the entire ground floor of 5,250 SF.
- The property is 10 minutes from both I-95 and the Merritt Parkway.
- Ample on-site parking with additional street parking and access to parking lot on Vitti Street.
- Newly upgraded HVAC system (2019), central heat and air conditioning and new elevator 2017.
- Security system and 24/7 electronic door access for tenants.
- New Canaan is within Connecticut's "Gold Coast" and among the wealthiest communities in both Connecticut and the United States.
- Current zoning is Business A (BUSA).

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

FULLY LEASED
PROFESSIONAL OFFICE BUILDING

NEW CANAAN, CT
161 CHERRY STREET

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.