

# FOR SALE

***HOME TO THE GODDARD SCHOOL (20-Year Net Lease)***

**20 Saugatuck Avenue, Westport, Connecticut**



## **INVESTMENT HIGHLIGHTS**

- 17,851 Square Foot Mixed-Use Building with 30-Foot Ceilings
- Childcare Center Anchor Tenant with a 20-Year Net Lease
- Prime Westport Location
- Conveniently Located off I-95 and Minutes from the Merritt Parkway and Route US-1
- On-Site Private Parking Lot with 70 Spaces
- Complete Renovation, with Newly Installed Modern Glass Facade



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**We Own. We Manage. We Lease.**