Two Retail Spaces For Lease
113 Canal St., Shelton CT
1,225 sf +/-
$18/rsf NNN

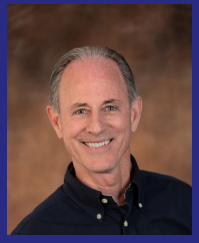


NEWLY RENOVATED RETAIL SPACES FOR LEASE

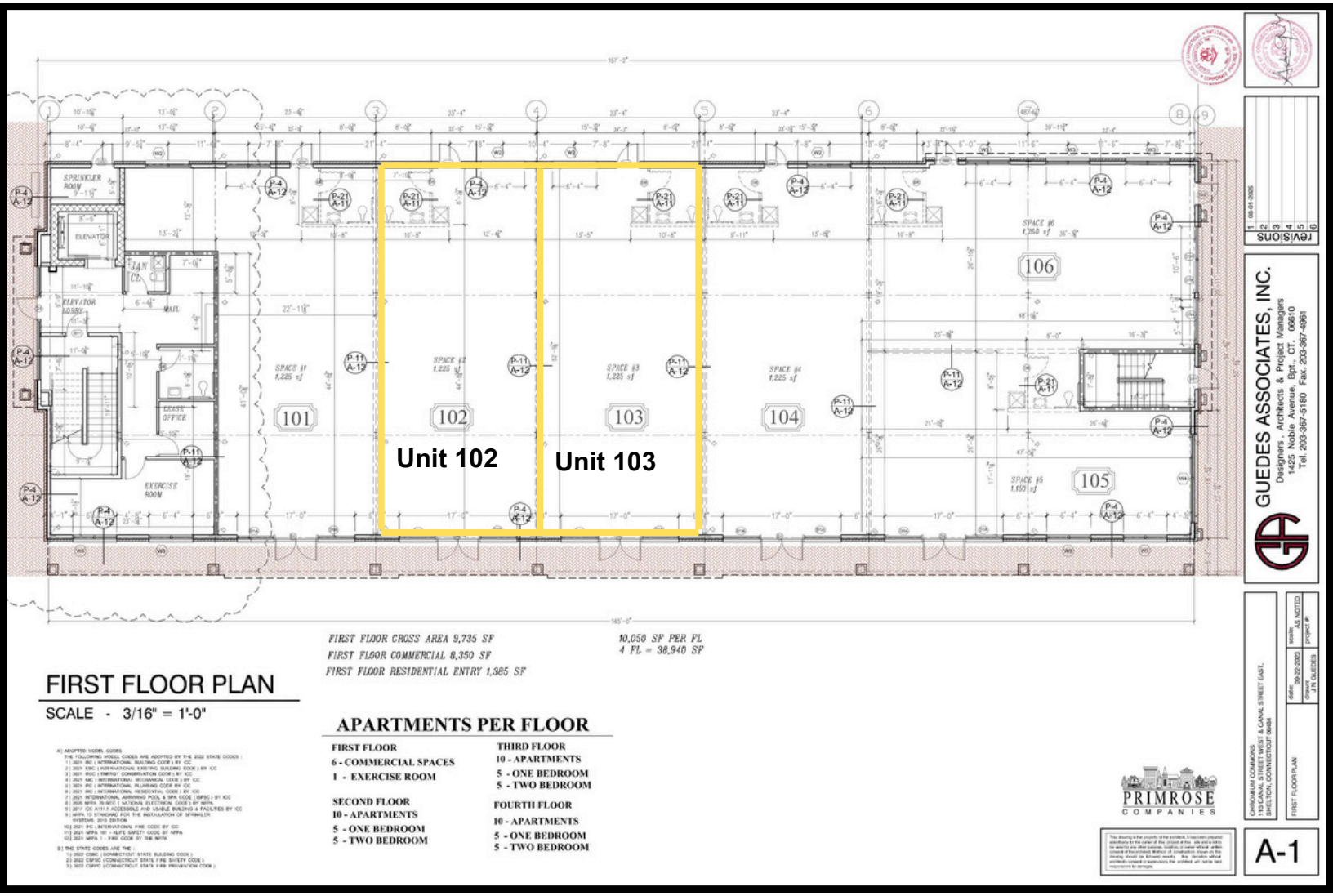
- Prime Storefront in Booming Downtown Shelton
- Paved Parking Lot & On Street Parking
- Ground Level
- Close Proximity to Shopping Centers, Restaurants, Entertainment
- Easy access to Route 8.
- Suites 102 &103- 1,225 rsf
- **Lease Price: $18/rsf NNN**

REALTOR®

6515 MAIN ST., TRUMBULL, CT 06611
OFFICE: 203-268-7743
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FLOOR PLAN



FIRST FLOOR CROSS AREA 9,735 SF
FIRST FLOOR COMMERCIAL 8,350 SF
FIRST FLOOR RESIDENTIAL ENTRY 1,385 SF

10,050 SF PER FL
4 FL = 38,940 SF

FIRST FLOOR PLAN

SCALE - 3/16" = 1'-0"

APARTMENTS PER FLOOR

FIRST FLOOR
6 - COMMERCIAL SPACES
1 - EXERCISE ROOM

SECOND FLOOR
10 - APARTMENTS
5 - ONE BEDROOM
5 - TWO BEDROOM

THIRD FLOOR
10 - APARTMENTS
5 - ONE BEDROOM
5 - TWO BEDROOM

FOURTH FLOOR
10 - APARTMENTS
5 - ONE BEDROOM
5 - TWO BEDROOM

A) ADOPTED MODEL CODES
THE FOLLOWING MODEL CODES ARE ADOPTED BY THE 2022 STATE CODES :
1) 2021 IBC (INTERNATIONAL BUILDING CODE) BY ICC
2) 2021 IEBC (INTERNATIONAL EXISTING BUILDING CODE) BY ICC
3) 2021 IECC (ENERGY CONSERVATION CODE) BY ICC
4) 2021 IMC (INTERNATIONAL MECHANICAL CODE) BY ICC
5) 2021 IPC (INTERNATIONAL PLUMBING CODE BY ICC
6) 2021 IRC (INTERNATIONAL RESIDENTIAL CODE) BY ICC
7) 2021 INTERNATIONAL SWIMMING POOL & SPA CODE (ISPSC) BY ICC
8) 2020 NFPA 70 NEC (NATIONAL ELECTRICAL CODE) BY NFPA
9) 2017 ICC A117.1 ACCESSIBLE AND USABLE BUILDING & FACILITIES BY ICC
10) NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2013 EDITION
11) 2021 IFC (INTERNATIONAL FIRE CODE) BY ICC
12) 2021 NFPA 101 - LIFE SAFETY CODE BY NFPA
13) 2021 NFPA 1 - FIRE CODE BY THE NFPA

B) THE STATE CODES ARE THE :
1) 2022 CSBC (CONNECTICUT STATE BUILDING CODE)
2) 2022 CSFSC (CONNECTICUT STATE FIRE SAFETY CODE)
3) 2022 CSFPC (CONNECTICUT STATE FIRE PREVENTION CODE)

PRIMROSE COMPANIES

This drawing is the property of the architect. It has been prepared specifically for the owner of this project at the site and is not to be used for any other purpose, location, or owner without written consent of the architect. Without of construction shown on this drawing should be followed exactly. Any deviation without architects consent or supervision, the architect will not be held responsible for damages.

GUEDES ASSOCIATES, INC.
Designers - Architects & Project Managers
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REVISIONS
1 08-01-2025
2
3
4
5
6

CHROMIUM COMMONS
113 CANAL STREET WEST & CANAL STREET EAST,
SHELTON, CONNECTICUT 06484

FIRST FLOOR PLAN

date: 09-22-2025
drawn: J.N.GUEDES
scale: AS NOTED
project #:

A-1