



---

# SILVER CITY SANCTUARY BISTRO

---

136 East Main Street, Meriden Connecticut



SEPTEMBER 30, 2024  
PRESENTED BY RACHEL WELCH & LISA FEKETE  
William Raveis Real Estate

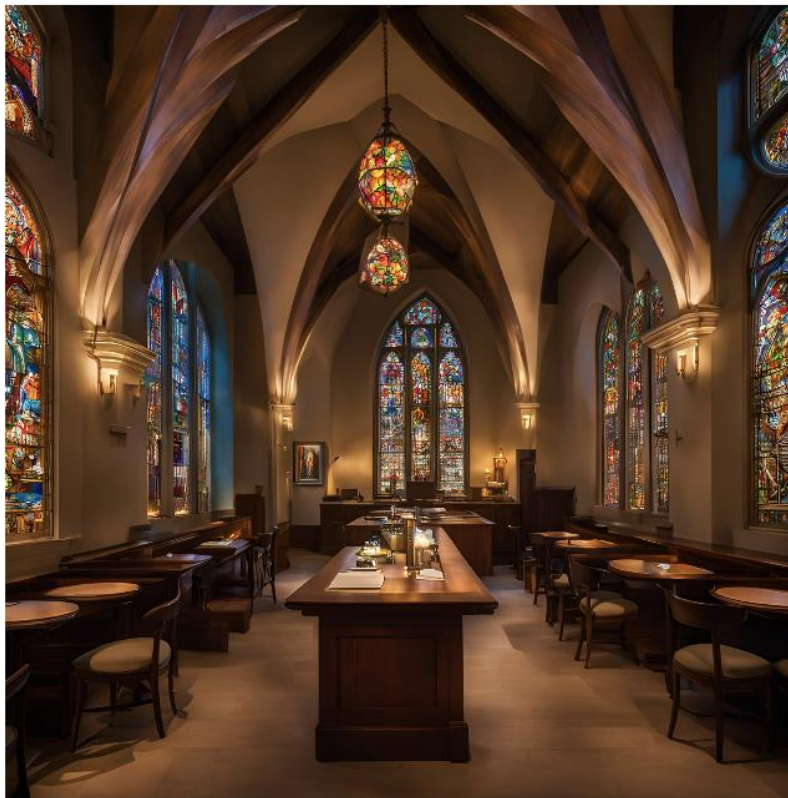


Built in 1870, this gable-roofed Romanesque Revival, 22,856 square foot, historic brownstone was designed by Henry Dudley of New York, known for Gothic Revival churches. Eagerly awaiting an outside-the-box thinker to recreate a new identity, this building has endless possibilities. Bring your own congregation and maintain its current use, or new opportunities await for a wedding venue, event space, beer hall, performance venue, retail space, municipal or medical offices, apartments and more! Move-in ready, this property features a bell tower, pews, stained glass windows, 1966 Austin pipe organ, full commercial kitchen, locked side entrance with offices, and several other room spaces. Typically associated with classical architectural styles, the Sanctuary is complete with custom architectural woodwork, arched beams and decorative iron supporting structures adding comfort and elegance. Neighboring are other similar brownstone landmarks including the Meriden Board of Ed, Town Hall, Holy Word Foundation, the Amtrak station, and the Meriden Town Green. Meticulous care is evident over the years with a new slate roof, preventative maintenance records, new sidewalks and waterproofing as a testament of the care and devotion to its rich history. A visit is a must to visualize and create new ideas for this space.

---

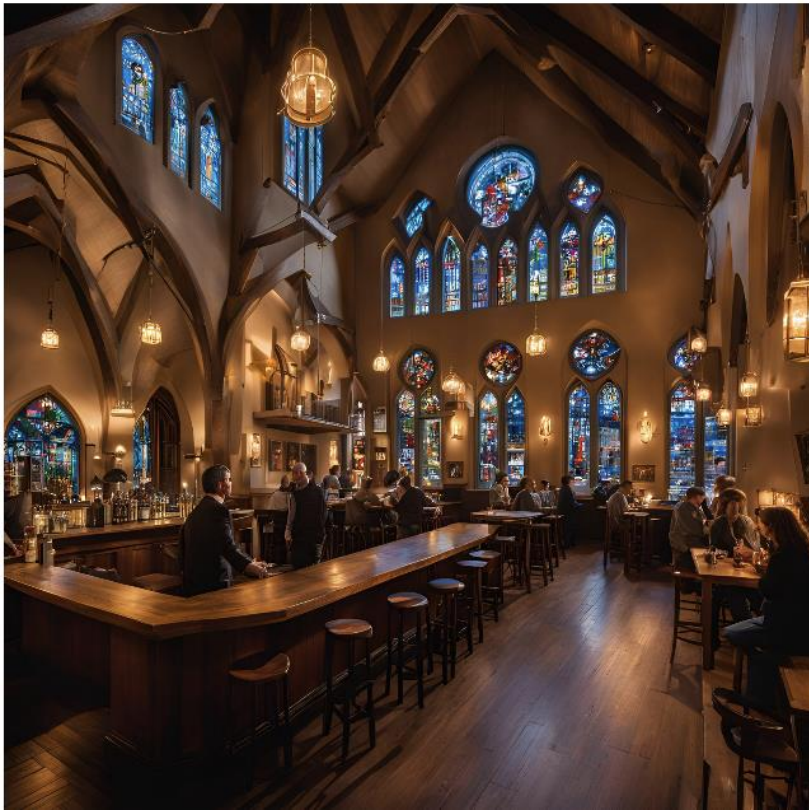
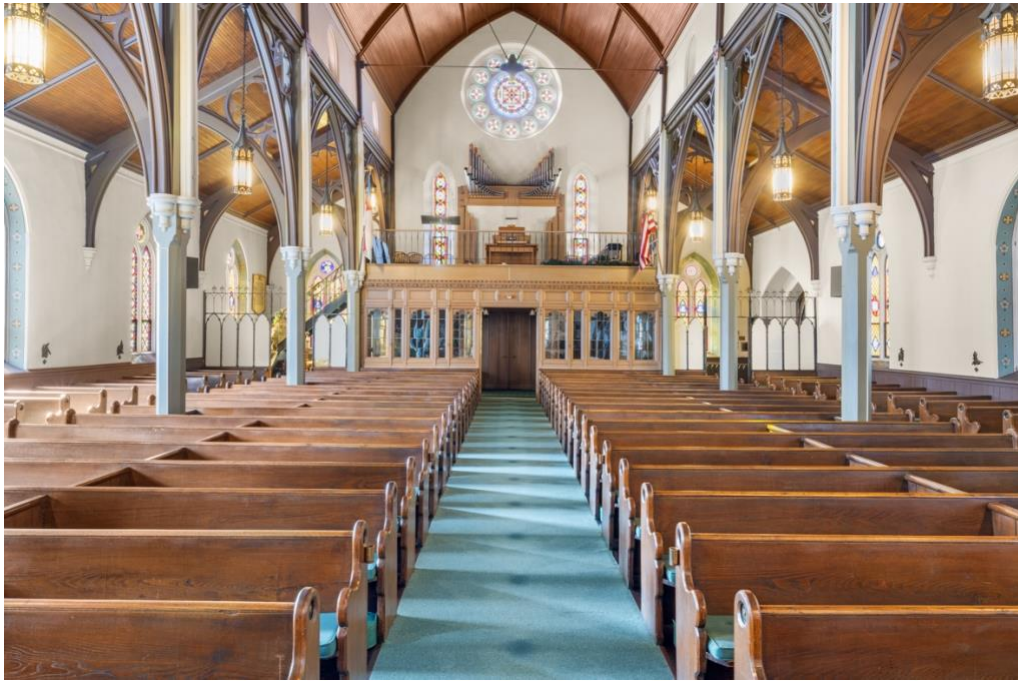
This historical and architectural beauty deserves a new identity for others to appreciate and enjoy. Growth in the City of Meriden is highly encouraged and incentivized through tax incentives and rebates for commercial properties that complement the existing environs. Central to 3 major highways, adjacent to a new Multi Purpose community offering retail, residential and commercial businesses, the state of Connecticut eagerly awaits the arrival of the Silver City Sanctuary Bistro or your own creative vision for use of this space

BRING THIS VISION TO REALITY



ENTER THROUGH THE FRONT DOORS AND BE GREETED BY THE HOSTESS





ENJOY A CRAFT COCKTAIL WHILE WAITING FOR YOUR TABLE



MAIN DINING AREA  
MODERN AMERICAN CUISINE





PROFESSIONAL CHEF'S KITCHEN



BATHROOMS ON BOTH FLOORS



PRIVATE EVENT AREAS





BACK OFFICE ADMINSTRATIVE AREA

## PARKING



YELLOW HIGHLIGHTED AREAS NEED TO BE MARKED IN RED LIKE THE ONE AROUND THE CHURCH





## KEY GOALS OF PROPOSED TOD ZONING DISTRICT REGULATION:

### 1. SIMPLIFY THE APPROVALS PROCESS

Administrative review [Understandable, Predictable, Low risk]  
Special Permit review

### 2. PERMIT MIXED-USE

Flexibility increased – new TOD District replaces existing “use” regulations

### 3. INCENTIVIZE MIXED-INCOME RESIDENTIAL DEVELOPMENT

Allow greater density and height for projects with a significant mixed-income component

### 4. ENSURE QUALITY DEVELOPMENT & PEDESTRIAN ENVIRONMENT

New development standards governing building form and siting  
(Building orientation, Site design, Ground floor transparency, Quality facades, etc.)

### 5. SPECIAL TOD PARKING REQUIREMENTS

Relaxed minimum parking standards; no minimum requirements in Historic-Commercial sub-district; Maximum spaces set to ensure quality pedestrian environment

### 6. ENCOURAGING ADAPTIVE REUSE

Specific Development Standards for identified parcels

PAULINE  
BRUNCKENOFF

FORM + PLACE





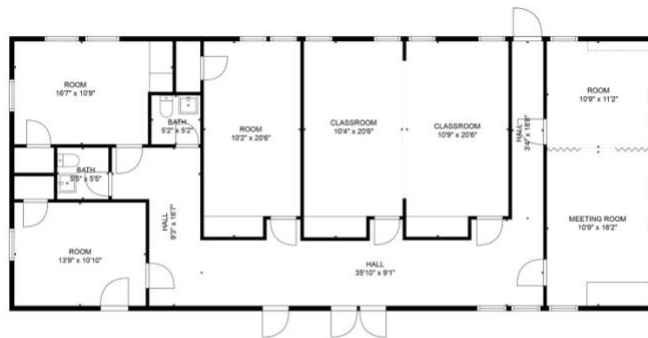
FLOOR 2

TOTAL: 6499 sq. ft.  
FLOOR 1: 6499 sq. ft.  
EXCLUDED AREAS: SANCTUARY, 292 sq. ft., OPEN TO BELOW: 47 sq. ft.  
FLOOR PLAN CREATED BY CORDELLA AND MEASUREMENTS OBTAINED VISUALLY, PLEASE DO NOT GUARANTEE



FLOOR 2

TOTAL: 6499 sq. ft.  
FLOOR 1: 6499 sq. ft.  
EXCLUDED AREAS: SANCTUARY, 292 sq. ft., OPEN TO BELOW: 47 sq. ft.  
FLOOR PLAN CREATED BY CORDELLA AND MEASUREMENTS OBTAINED VISUALLY, PLEASE DO NOT GUARANTEE



FLOOR 2





TOTAL: 1842 sq. ft.  
FLOOR 1: 1842 sq. ft.  
FLOOR PLAN CREATED BY CORDELLA AND MEASUREMENTS OBTAINED VISUALLY, PLEASE DO NOT GUARANTEE



FLOOR 1

TOTAL: 8493 sq. ft.  
FLOOR 1: 8493 sq. ft.  
FLOOR PLAN CREATED BY CORDELLA AND MEASUREMENTS OBTAINED VISUALLY, PLEASE DO NOT GUARANTEE

## INFRASTRUCTURE AND RESTORATION UPGRADES

-  [St Andrews S1-S3 2019-07-12.pdf](#)
-  [st andrews tower 2023-09-08 ss.pdf](#)
-  [CTBS Waterguard Work.pdf](#)
-  [CTBS Demo Work.pdf](#)

9/28/24, 5:46 AM

SmartMLS connectMLS

136 E. Main St., Meriden, Connecticut 06450

MLS: 24042091 Other

List Price:

\$800,000

Status:

Active

Present Use: Religious

Units:

1

Tenants:

Location: Downtown

Fronts On:

State Road, Paved Road

Zoning: TOD-C

Water/Sewer:

Public Water Connected/Public Sewer Connected

Acre: 0.50

Square Feet:

22,856

Year Est:

Lease Type:

Security Dep:



Rich with history and ready for it's next chapter!



Beautiful slate roof



Back of the property housing the church hall, kitchen, and upstairs classrooms



Entry to the back hall and offices



reception foyer with locked doors



reception office area



closed door office off of reception area



Guild room off of kitchen



Guild room



Church hall off of kitchen

about:blank

1/2



Choir room



Old preschool room with bathroom



Genesis room



old preschool room



old preschool room



classroom



classroom



nursery



nursery



vesting room



parking lot on right side, could be laid out like the left for 20+ spots



Information presented in the Smart MLS Listing has been compiled from various sources, all of which may not be completely accurate. Smart MLS makes no warranty or representation as to the accuracy of listing information. All information that influences a decision to purchase a real property should be independently verified by the purchaser. Copyright 2024 Smart MLS, Inc. All Rights Reserved.  
Prepared By: Lisa Fahren, REALTOR, C.P.R.E.S. (00444) / Allstate Divers Real Estate / 98092024 05:46 AM



*Learn more about*

136 E Main Street, Meriden, CT 06450

[LISTING DETAILS](#)



**Rachel Welch**

Sales Associate

C. 860.304.6896

[rachel.welch@raveis.com](mailto:rachel.welch@raveis.com)

[rachelwelch.raveis.com](http://rachelwelch.raveis.com)

**Lisa Fekete**

Sales Associate

C. 203.809.2076

[lisa.fekete@raveis.com](mailto:lisa.fekete@raveis.com)

[lisafekete.raveis.com](http://lisafekete.raveis.com)



33 Main St, Old Saybrook, CT 06475 | O. 860.388.3936



If your home is currently listed, please disregard this notice as it is not my intention to solicit other brokers' listings. This information is deemed reliable but not guaranteed.