

Ranked in Top 60  
Commercial Firms in U.S.

# INVESTMENT OPPORTUNITY

## STABLE INCOME WITH SIGNIFICANT LEASE-UP

1 West Main Street & Post Office Square, Clinton, CT

12,399± SF COMMERCIAL BUILDING | 2 PARCELS: 0.20 & 0.26 ACRES

**SALE PRICE \$1,999,999**

### HIGHLIGHTS

- 12,399± SF Commercial Building
- Restaurant Tenant - Nataz
- Two Office Tenants
- Built in 1923, Renovated 2018
- 0.20 Acre & 0.26 Acre in B-3 Zone
- Rear Parking Lot & Street Parking

**Confidentiality Agreement**

### CONTACT

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2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) | License: REB.0758300

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.





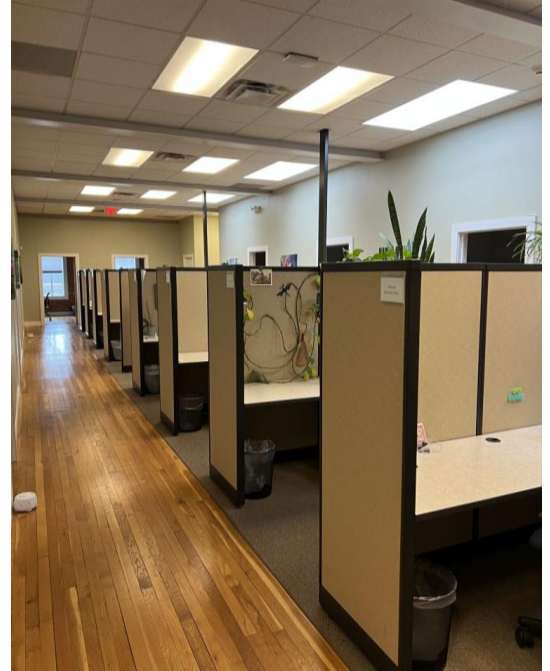
# INVESTMENT SALE

**SALE PRICE \$1,999,999**

**12,399± SF Commercial Building**

**2 Parcels: 0.2 & 0.26 Acres**

**1 West Main Street & Post Office Square, Clinton, CT 06413**



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## BUILDING INFORMATION

**GROSS BLDG AREA:** 12,399± SF

**OCCUPANCY:** 64.34% | 4,422± RSF Available

**# OF FLOORS:** 2 Stories

**CONSTRUCTION:** Brick, Masonry

**ROOF TYPE:** PVC & EPDM2017

**YEAR BUILT/RENOVATED:** 1923 / 2018

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air

**HEAT:** Gas, Forced Air Individually Metered

**ELECTRIC:** 800amps, Individually Metered

## SITE INFORMATION

**SITE AREA:** 0.20 Acre & 0.26 Acre

**ZONING:** B-3

**PARKING:** Rear Lot & Street Parking

**VISIBILITY:** Excellent on Route 1

**HWY ACCESS:** I-95

**TRAFFIC COUNT:** 12,678±

**CLINTON TRAIN STATION:** Direct Pedestrian Access

## UTILITIES

**WATER:** Public Connected

**SEWER:** Septic

**GAS:** Yes

## TAXES

**ASSESSMENT:** \$985,080

**MILL RATE:** 31.14

**TAXES:** \$30,675.40 (July 2025 / Jan 2026)

## EXPENSES

**RE TAXES:** ☒ Tenant ☐ Landlord

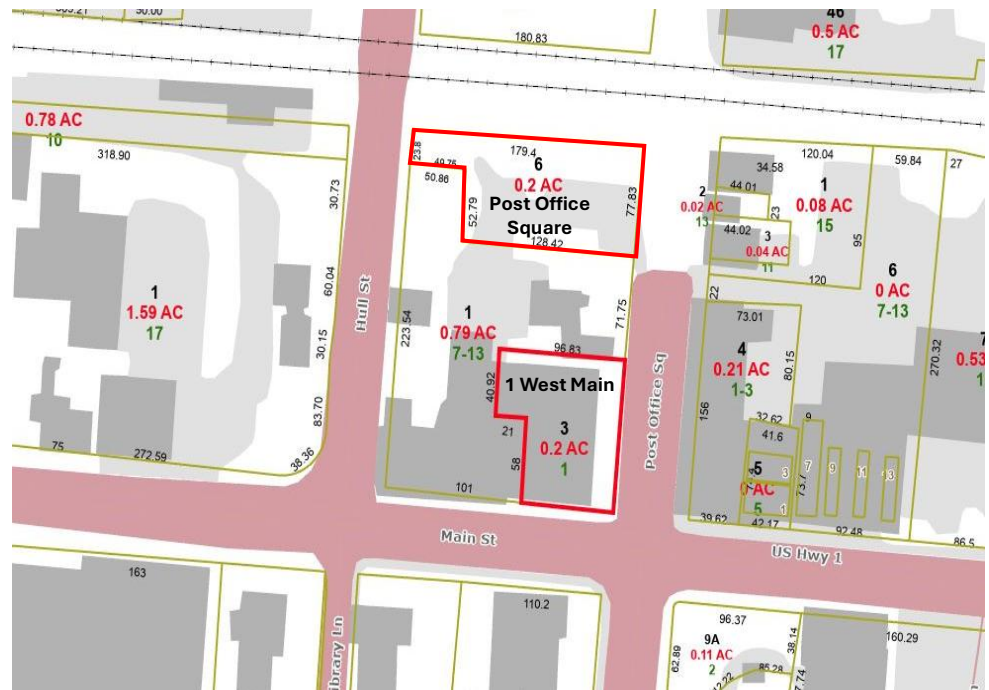
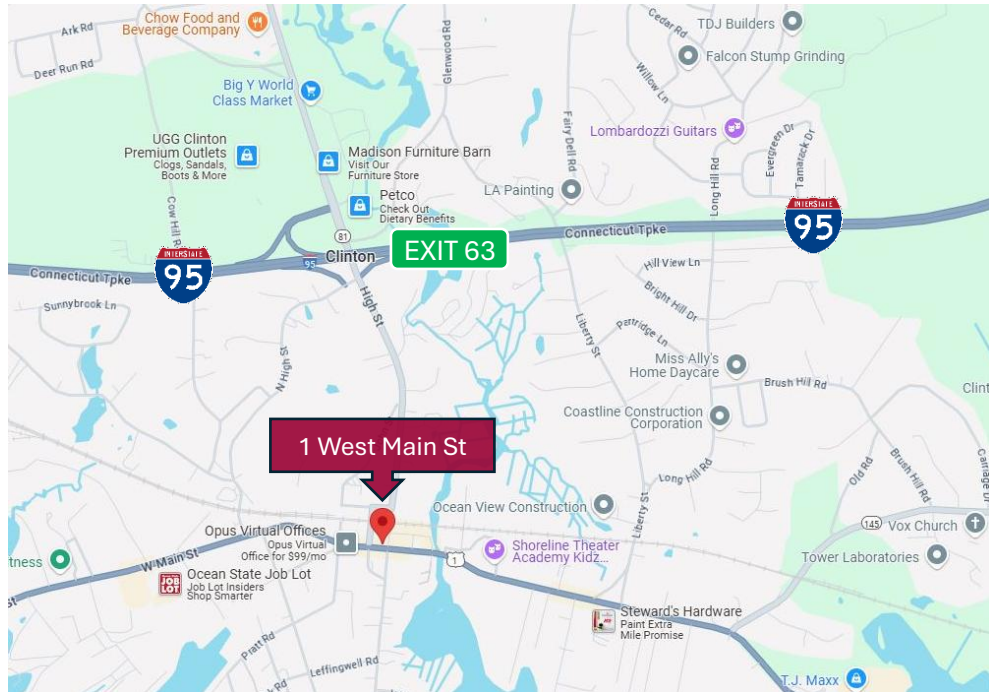
**UTILITIES:** ☒ Tenant ☐ Landlord

**INSURANCE:** ☒ Tenant ☐ Landlord

**MAINTENANCE:** ☒ Tenant ☐ Landlord

**JANITORIAL:** ☒ Tenant ☐ Landlord

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