

**FOR SALE— Investment Opportunity
Multi-Tenant Retail/Office/Residential
100% LEASED—LONG TERM TENANCIES**



**21,905 SF MIXED USE
RETAIL/OFFICE/RESIDENTIAL
COMPLEX**

**189-191 Middlesex Avenue
Chester, CT**

**Stephen Press, SIOR
203.288.1900 x123
spress@presscuzzo.com**

Press|Cuzzo Commercial Services | 2751 Dixwell Avenue | Hamden, CT 06518
www.presscuzzo.com

The information above is offered subject to errors, omissions, price change, prior sale, lease or withdrawal from market.

EXTERIOR PHOTOS

Tenant Mix: Retail/Restaurant/Office/Residential

Long term leases, with significant annual increases and pass-through for operating expenses.

Fully Leased
Investment
Opportunity

PROPERTY HIGHLIGHTS

- Ample on-site parking
- Highly visible property on State Road
- 100% Leased
- Long Term Tenants
- Well Maintained by 19 Year Current Ownership

PROPERTY SUMMARY

- Lot Size: 3.02 Acres
- Built: 1986
- Zone: C
- Proximity to Route 9
- Easy Access to Chester Village and Exit 3 Route 154

CURRENT NOI \$358,000 — LISTED PRICE \$4,200,000



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THE TOWN

Multi-Tenant
Mixed-Use
100% Leased

Chester, Connecticut, is a charming New England town located in Middlesex County, known for its scenic beauty, historic appeal, and vibrant community. It sits along the Connecticut River and offers picturesque views, especially with its close proximity to the river-front and surrounding rural landscapes.

The town is rich in history, with its founding dating back to 1700, and many of its buildings reflect its colonial past. The town center is home to beautifully preserved 18th- 19th-century architecture, quaint shops, art galleries, and restaurants, making it a popular destination for both locals and visitors.

Chester is well-known for its annual events, such as the Chester Fair, and its active cultural scene, including music festivals and farmers' markets. The town's community is engaged in preserving its history while embracing modern amenities, creating a welcoming atmosphere for residents and tourists alike.

Outdoor enthusiasts can enjoy hiking, boating, and exploring nearby parks and nature reserves. Despite its small size, Chester has a unique combination of historical charm, natural beauty, and a lively community, making it a special place to visit or live in Connecticut.



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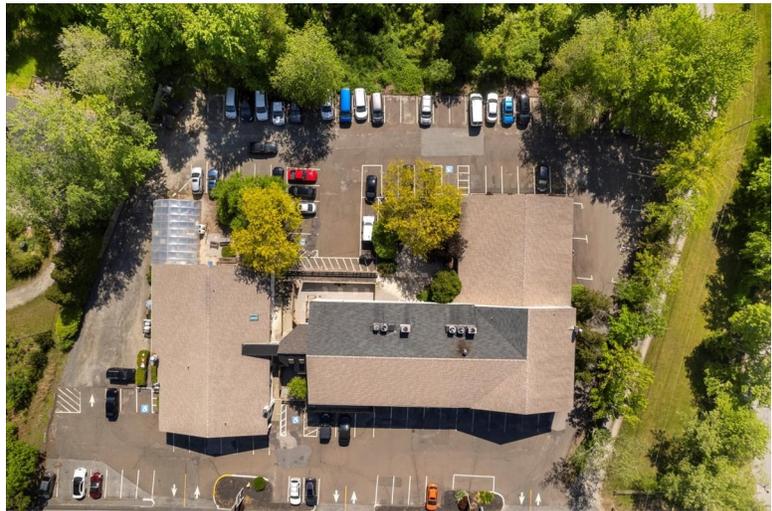
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EXTERIOR PHOTOS

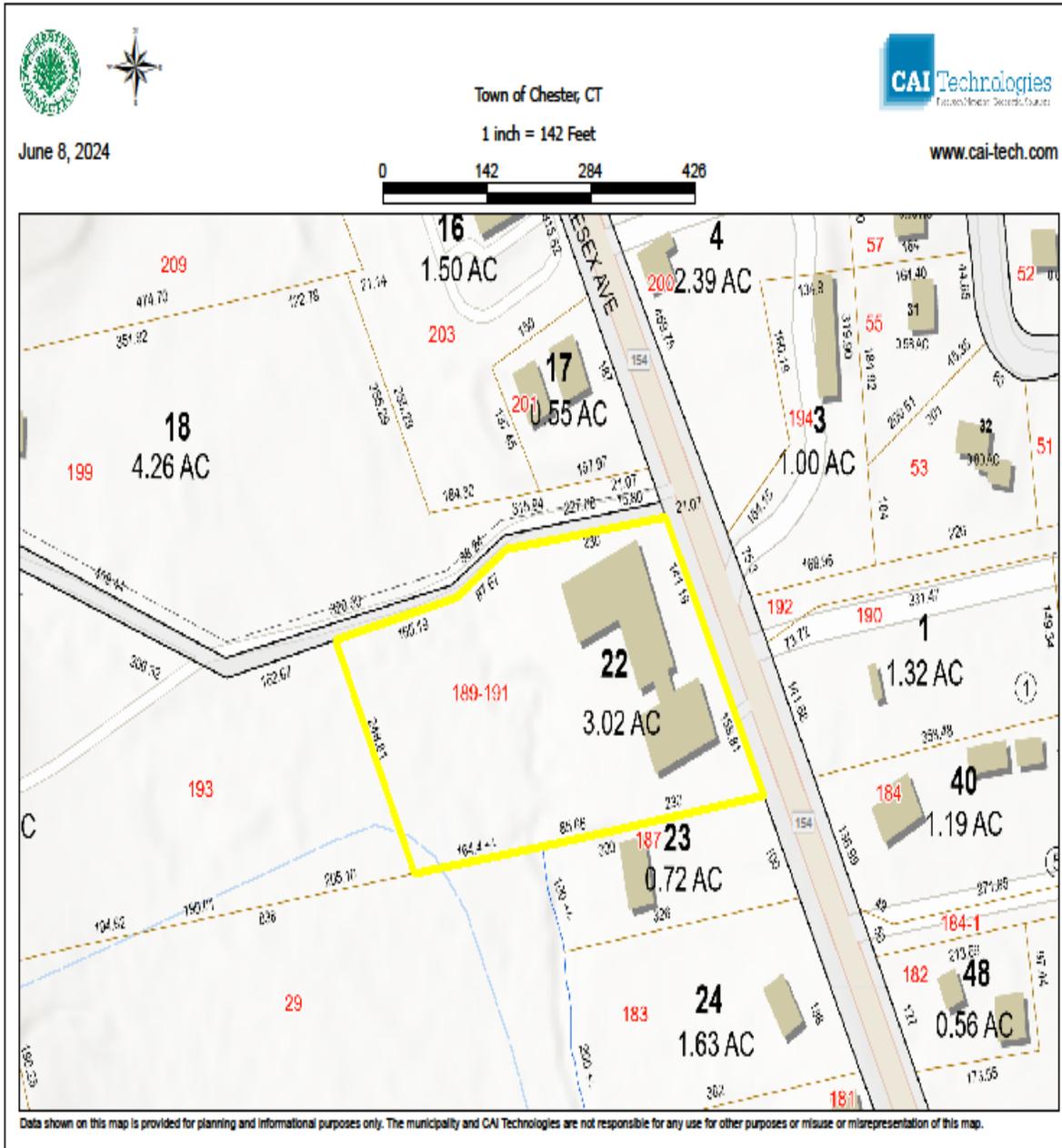
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SITE PLAN



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REALTORS
Commercial Services

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Broker

**Delivering Results
For over
40 Years**



**Stephen Press, SIOR
Principal**

spress@presscuozzo.com

203.288.1900 x123 Office

203.530.5558 Mobile

Stephen Press, SIOR, Company Co-Principal and Broker of Press/Cuozzo Realtors, has been successfully marketing special properties since 1977. Stephen provides seller/buyer and tenant/landlord representation services to many of the area's well-known companies and directs Press/Cuozzo Commercial Services' commercial and investment sales team with assisting clients in the acquisition and disposition of various types of properties. Stephen and the team have been recipients of numerous annual Commercial and Investment Division Deals of the Year Awards for both sales and leasing transactions.

Stephen is a member of the Society of Industrial and Office Realtors and the New Haven Middlesex, Connecticut and National Associations of Realtors. As a member of the New Haven Middlesex Association of Realtors, he served on numerous committees and held various association offices before becoming its president in 1992. Stephen was named Realtor of the Year in 2003.

For his work in the civic arena, Stephen was awarded the Business New Haven Community Service Award in 2002.



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