



FOR SALE

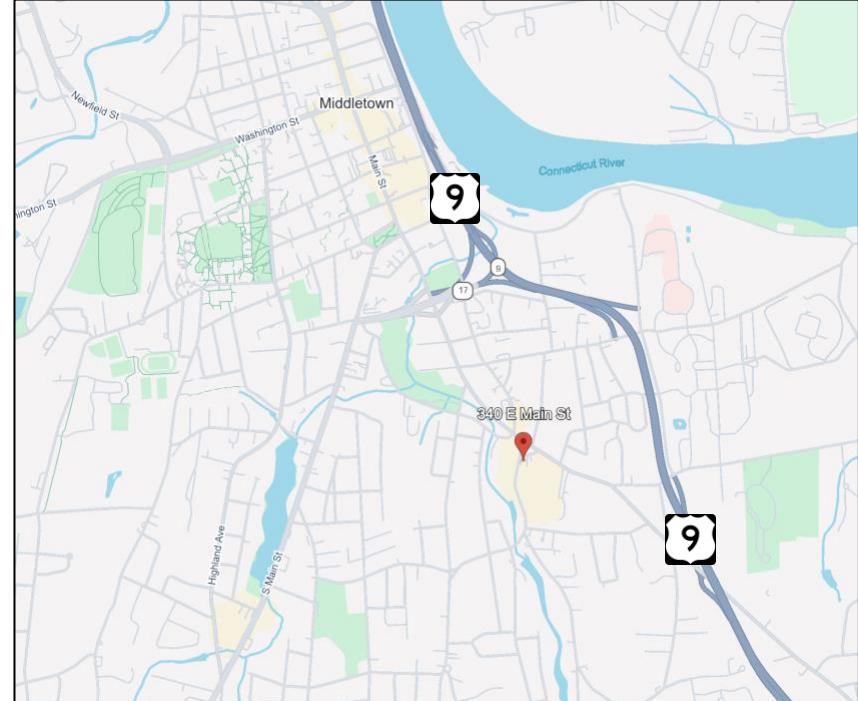
340 E Main Street, Middletown, CT 06457

7,320± SF RETAIL PLAZA FOR SALE

SALE PRICE: \$900,000 – Investment/Owner User

HIGHLIGHTS

- 7,320± SF Retail Building
- 4,000± SF Available For Lease
- New Roof
- Current Tenants: Fortune Garden Chinese Restaurant, MTM Church
- Additional parking can be made available
- Adjacent to Stop & Shop, Dollar Tree, and Marshalls
- Located at Signalized Intersection



CONTACTS

Luke Massirio

(860) 761-6016 | (860) 883-6013

lmassirio@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | ☎ (203) 315-4046
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | ☎ (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

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BUILDING INFORMATION**GROSS BLD. AREA:** 7,320± SF**AVAILABLE AREA:** 4,000± SF**CONSTRUCTION:** Masonry**ROOF TYPE:** Flat, Tar & Gravel**YEAR BUILT:** 1997, Remodeled 2013**MECHANICAL EQUIPMENT****AIR CONDITIONING:** Central AC**HEAT:** Gas, Forced Air**SPRINKLERED:** TBD**SITE INFORMATION****SITE AREA:** 0.53± Acres**ZONING:** MXI**PARKING:** 20± Surface Parking**SIGNAGE:** On Building**VISIBILITY:** Excellent on E. Main Street**TRAFFIC:** 4,200± ADT**HWY ACCESS:** RT 9 to RT 17, Exit 21**UTILITIES****SEWER:** City**WATER:** City**GAS:** Yes**TAXES****ASSESSMENT:** \$573,250**MILL RATE:** 31.70**TAXES:** \$18,172.04/year (±\$2.48/SF)**COMMENTS**

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