



FOR SALE

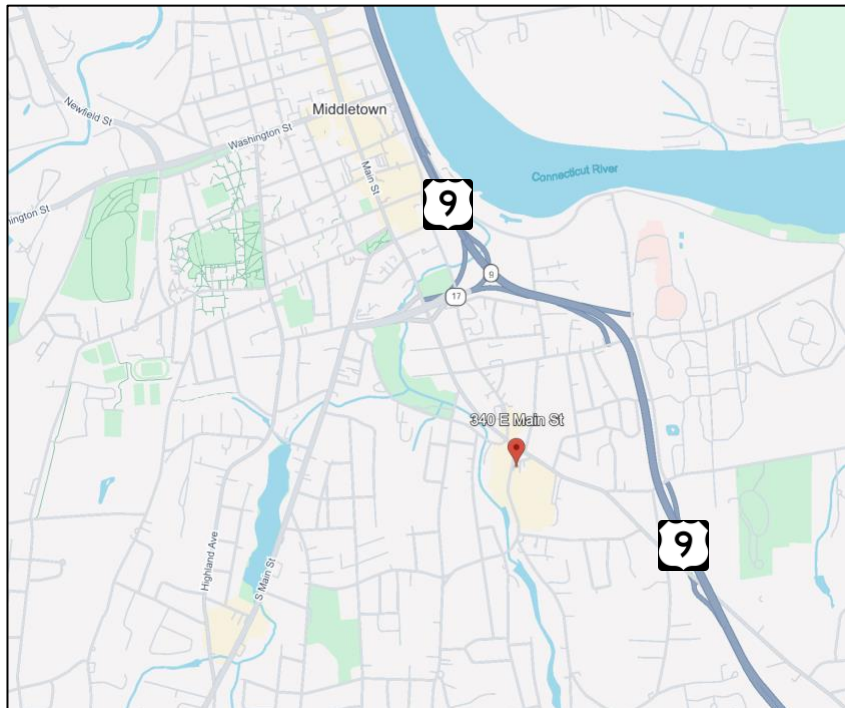
340 E Main Street, Middletown, CT 06457

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

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FOR SALE OR LEASE

SALE PRICE: \$900,000

LEASE RATE: \$9/SF NNN

340 E Main Street, Middletown, CT

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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