

**MIXED USE INVESTMENT
WALLINGFORD, CT**



**AVAILABLE FOR SALE
OFFERED AT: \$795,000**

**3-STORY MULTI-TENANT
SET ON 0.36 ACRE**

**374 North Colony Street
Wallingford, Connecticut**

**Renee Stevens
860-964-0205
rstevens@presscuzzo.com**

OVERVIEW

Discover an exceptional investment opportunity in the heart of downtown Wallingford. The 2,631 square foot free-standing building is fully leased and completely remodeled including new appliances, HVAC and electrical. Easy walking distance to the Amtrak station and center of Wallingford. This main building offers a retail storefront, three residential apartment units. Also includes a 480 square foot commercial standalone building behind main building with various potential uses. This property is positioned on a bus route along busy North Colony Street (Route 5) and is located a short distance away from I-91 and Merritt Parkway.

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PROPERTY HIGHLIGHTS

- Excellent location on Route 5
- Walking distance to Amtrak Railroad
- Complete remodel
- Zone CB 40 Commercial District
- Convenient to I-91

PROPERTY SUMMARY

- Year Built: 1900
- Lot Size: 0.36 Acre
- 3 Story Building, 2,631 SF
- City Gas, Water, Sewer
- 12 Parking Spaces



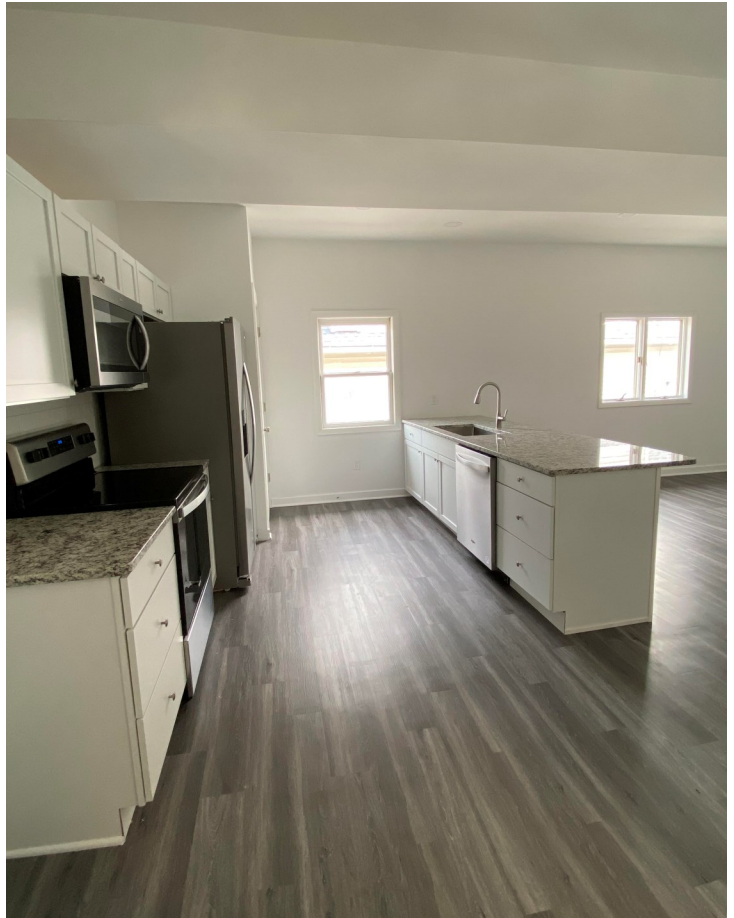
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PHOTOS

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PROPERTY EXPENSES

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Annual Revenue

	<u>Monthly</u>	<u>Yearly</u>
1st Floor	\$ 1,650.00	\$ 19,800.00
2nd Floor	\$ 2,000.00	\$ 24,000.00
3rd Floor	\$ 700.00	\$ 8,400.00
Storefront	\$ 791.00	\$ 9,492.00
Back Building	<u>\$ 750.00</u>	<u>\$ 9,000.00</u>
TOTALS	\$ 5,891.00	\$ 70,692.00

Annual Expenses

Taxes	\$ 6,871.00
Insurance	\$ 3,500.00
Water/Sewer (House)	\$ 700.00
Utilities (House)	\$ 600.00
Grounds (maintained by 3rd floor Tenant)	<u>\$ ---</u>
	\$ 11,671.00

Net Operating Income

\$59,021.00



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PARCEL MAP

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Commercial Advisor

PROVIDING EXCEPTIONAL
SERVICE TO THE BUSINESS
COMMUNITY FOR OVER
30 YEARS.



Renee Stevens

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203.288.1900 x197 Office

860.964.0205 Mobile

Having a comprehensive background in various areas of business, including ownership, gives me an innate understanding of the wants and needs of business owners. This is essential, particularly regarding their real estate requirements. My goal is to help others in new and existing businesses find the best opportunities. It is personally rewarding to me to connect the right property with my client's vision. My connections, resources and marketing background deliver creative strategies to sell or lease a property effectively.

My 30+ years of experience in management, sales and marketing established the skills to effectively handle commercial real estate matters. This knowledge applies to a variety of situations and enables me to provide the best service to my clients. Backed with a solid work ethic and going beyond what is expected, clients are confident they have the best representation.

I have lived on the Connecticut shoreline for 25+ years and currently reside in North Guilford. I have Commercial & Investment Real Estate Certified (CIREC) certification. I am also the 2023/24 Chairperson of the Greater New Haven Association of Realtors Commercial and Investment Division (CID), and a member.



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