



**COLDWELL BANKER
COMMERCIAL**

FOR SALE



410-421 HOWE AVENUE, SHELTON, CT

FOR SALE: \$3,400,000

Property Highlights

- 7.2% CAP RATE
- Fully Occupied, Mixed-Use Building with 9 Residential Apartments and 4 Commercial Retail Units - ALL UPDATED
- .17 of an Acre, CB-2 Zoned
- C/A, City Sewer, City Water
- Revenue Laundry on Premises
- Located on Corner at 4-Way Signalized Light Intersection
- Renovated Mixed-Use Building
- Downtown Shelton Location
- 1 Mile to/from Routes 15 and 34 and Minutes to I-95



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Top 1% at Coldwell Banker Commercial NRT

