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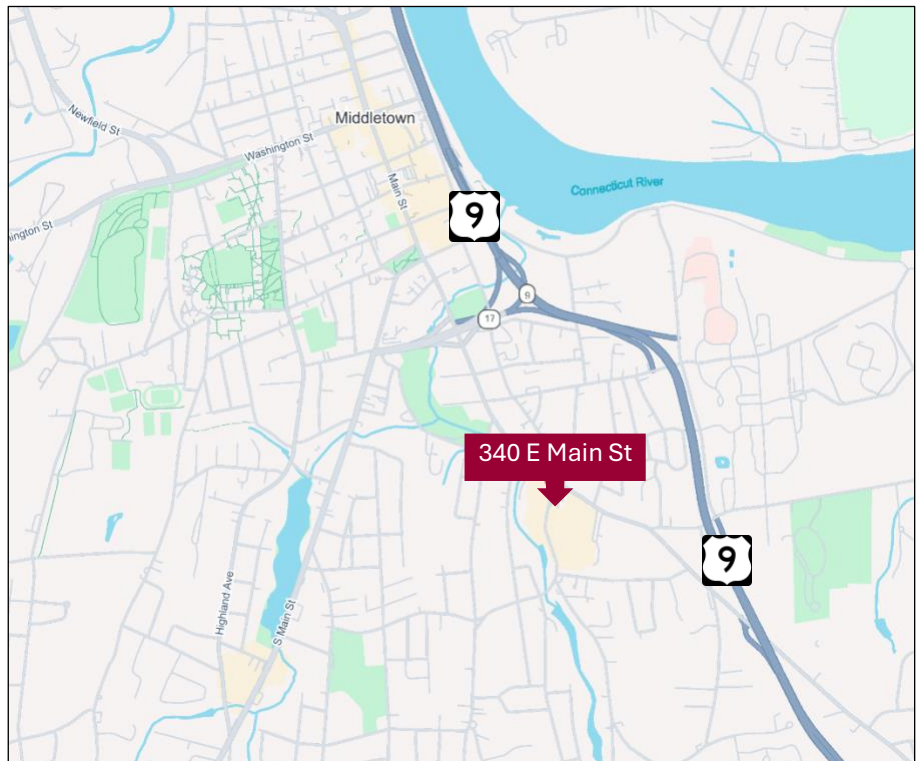
FOR SALE

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
- 3,864± SF Available For Lease
- New Roof
- Current Tenants: Church, Fortune Garden Chinese Restaurant
- Additional parking can be made available
- Adjacent to Stop & Shop, Dollar Tree, and Marshalls
- Located at Signalized Intersection



CONTACT

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



FOR SALE

SALE PRICE: \$900,000

7,320± SF Retail Building

340 E Main Street, Middletown, CT

BUILDING INFORMATION

GROSS BLD. AREA: 7,320± SF

AVAILABLE AREA: 3,864± 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

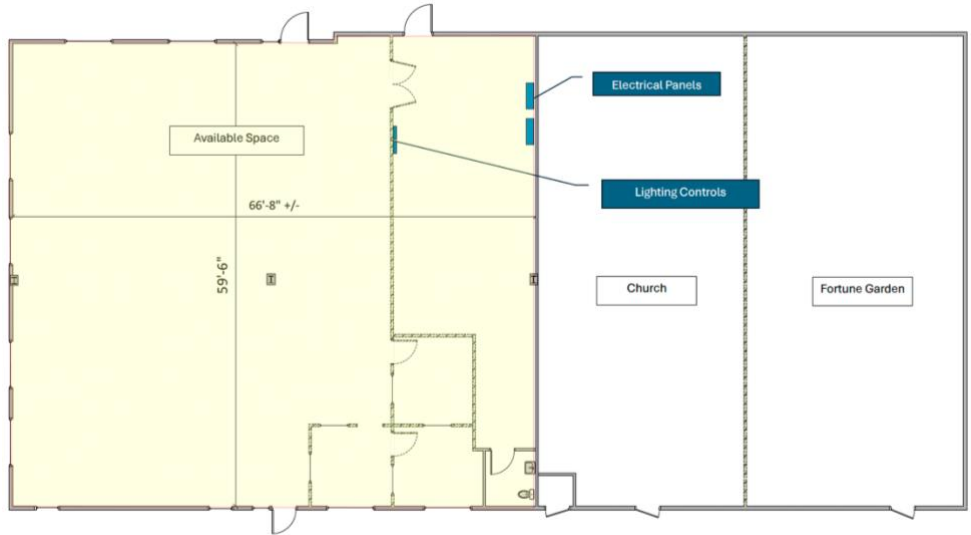
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