



FOR SALE

1320 E Main Street, Meriden, CT 06450
3,588± SF COMMERCIAL BUILDING

SALE PRICE \$995,000

HIGHLIGHTS

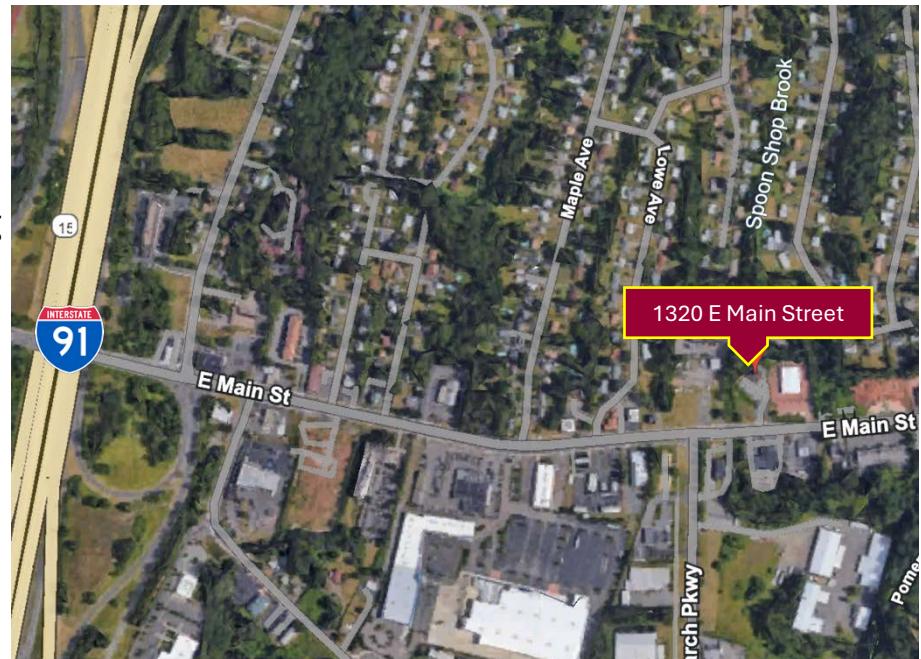
- **OWNER-FINANCING AVAILABLE**
- 3,588± SF Commercial Building
- 1.5 Stories
- Current operators built the building
- After 22 successful years, the owners are retiring
- 1.33 Acres in a C-3 Zone
- 13± Parking Spaces

CONTACTS

Thomas Wilks

O: (860) 761-6018 | C: (860) 478-7954
twilks@orlcommercial.com

Jay Morris | (860) 721-0033
jmorris@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

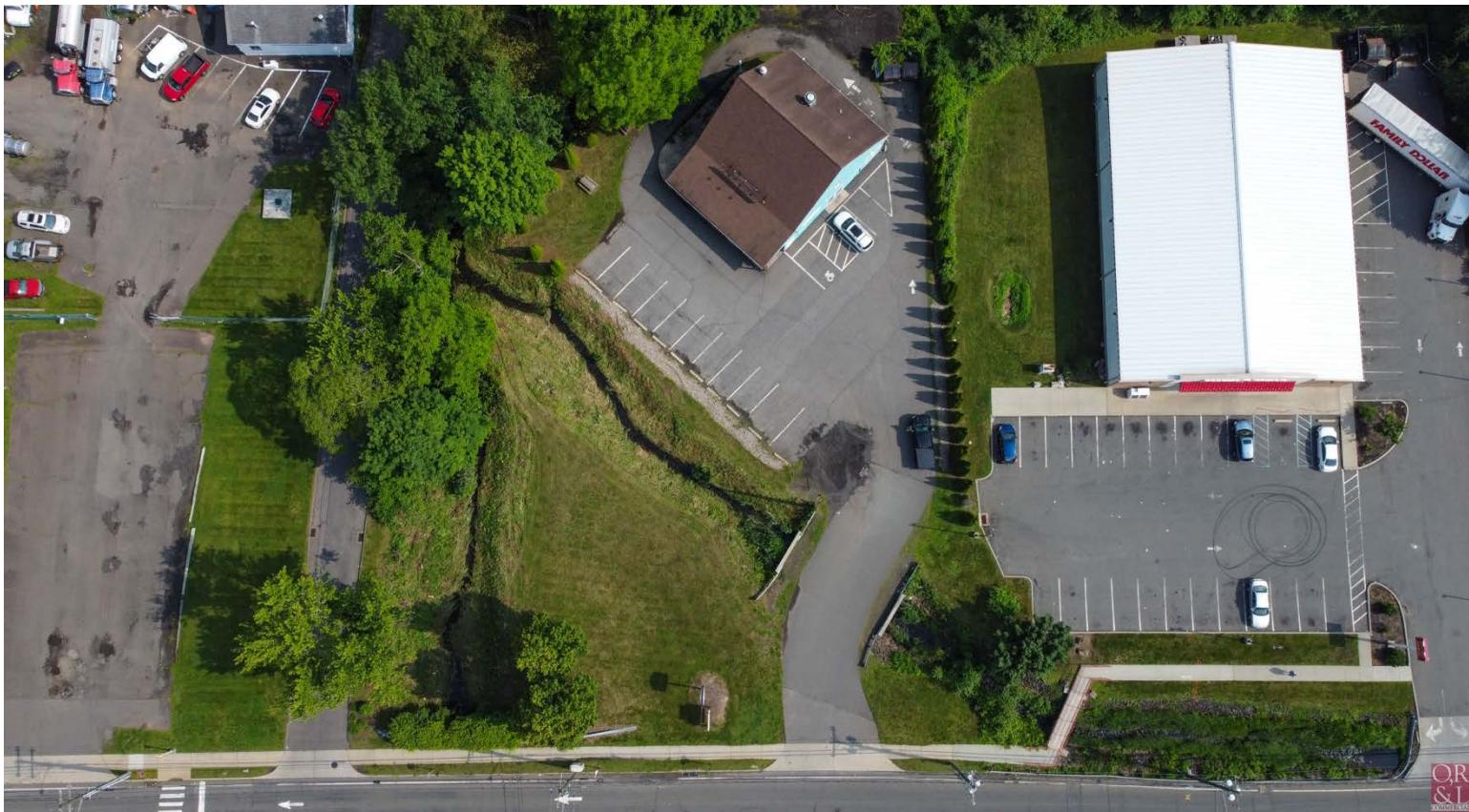
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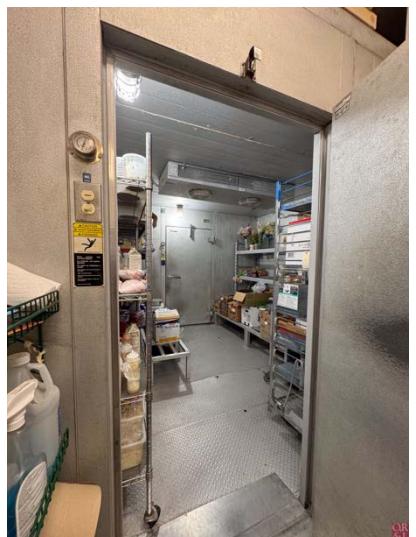
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BUILDING INFORMATION**GROSS BLD. AREA:** 3,588± SF**AVAILABLE AREA:** 3,588± SF**# OF FLOORS:** 1.5 Stories**SPACE BREAKDOWN:**1st Floor – 2,392± SF2nd Floor – 1,196± SF**CONSTRUCTION:** Wood Frame**ROOF TYPE:** Gable, Asphalt**YEAR BUILT:** 2004**MECHANICAL EQUIPMENT****AIR CONDITIONING:** 100% Air Conditioned**HEAT:** Forced Hot Air**SPRINKLERED:** No**ELECTRIC/POWER:** 120/240VAC, 3 PH**SITE INFORMATION****SITE AREA:** 1.33± Acres**ZONING:** C-3**PARKING:** 13± Parking Spaces**SIGNAGE:** Monument, On Building**VISIBILITY:** Excellent Visibility**FRONTAGE:** 208' on East Main Street**HWY ACCESS:** I-91, Exit 16**TRAFFIC COUNT:** 10,000± ADT**UTILITIES****SEWER:** City**WATER:** City**GAS:** Yes**TAXES****ASSESSMENT:** \$399,840**MILL RATE:** 36.31**TAXES:** \$14,518.20 (\$4.04/SF)**CONTACTS****Thomas Wilks**

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