



Ranked in Top 50  
Commercial Firms in U.S.

# 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

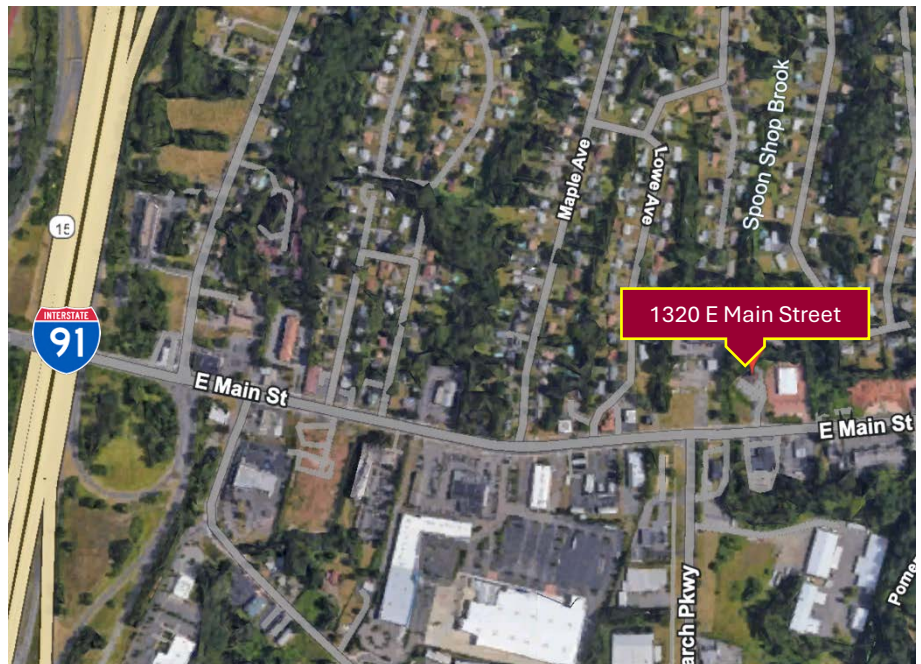
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## BUILDING INFORMATION

**GROSS BLD. AREA:** 3,588± SF

**AVAILABLE AREA:** 3,588± SF

**# OF FLOORS:** 1.5 Stories

**SPACE BREAKDOWN:**

1<sup>st</sup> Floor – 2,392± SF

2<sup>nd</sup> 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)

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