



Ranked in Top 50
Commercial Firms in U.S.



INVESTMENT OPPORTUNITY STABLE INCOME WITH SIGNIFICANT LEASE-UP

1 West Main Street & Post Office Square, Clinton, CT
12,399± SF COMMERCIAL BUILDING | 2 PARCELS: 0.20 & 0.26 ACRES

SALE PRICE \$1,999,999

HIGHLIGHTS

- 12,399± SF Commercial Building
- Restaurant Tenant - Nataz
- Two Office Tenants
- Built in 1923, Renovated 2018
- 0.20 Acre & 0.26 Acre in B-3 Zone
- Rear Parking Lot & Street Parking

Confidentiality Agreement

CONTACT

Frank Hird, SIOR

203-643-1033 (Office), 203-494-6302 (Cell)

fhird@orlcommercial.com

Will Braun, SIOR

203-804-6001 (Cell)

wbraun@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📞 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📞 (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



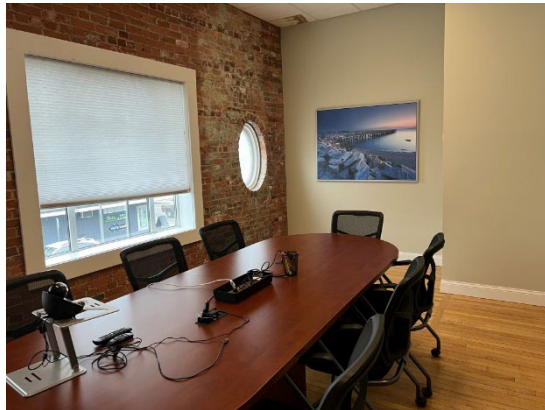
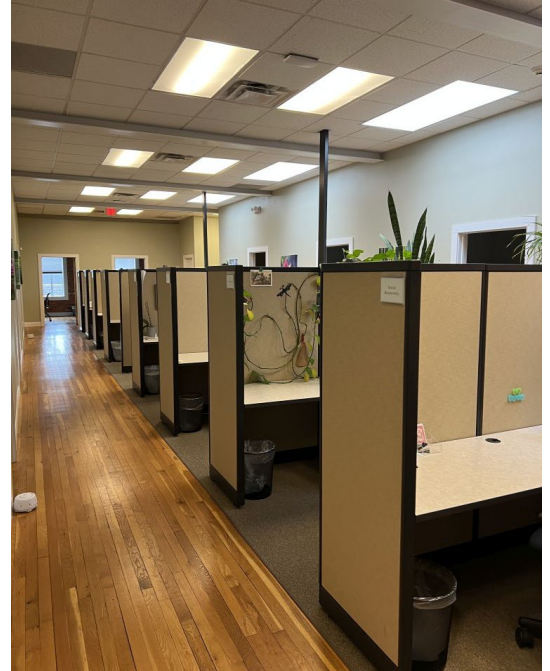
INVESTMENT SALE

SALE PRICE \$1,999,999

12,399± SF Commercial Building

2 Parcels: 0.2 & 0.26 Acres

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BUILDING INFORMATION

GROSS BLDG AREA: 12,399± SF
OCCUPANCY: 75.8% | 2,999± RSF Available
OF FLOORS: 2 Stories
CONSTRUCTION: Brick, Masonry
ROOF TYPE: PVC & EPDM2017
YEAR BUILT/RENOVATED: 1923 / 2018

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air
HEAT: Gas, Forced Air Individually Metered
ELECTRIC: 800amps, Individually Metered

SITE INFORMATION

SITE AREA: 0.20 Acre & 0.26 Acre
ZONING: B-3
PARKING: Rear Lot & Street Parking
VISIBILITY: Excellent on Route 1
HWY ACCESS: I-95
TRAFFIC COUNT: 12,678±
CLINTON TRAIN STATION: Direct Pedestrian Access

UTILITIES

WATER: Public Connected
SEWER: Septic
GAS: Yes

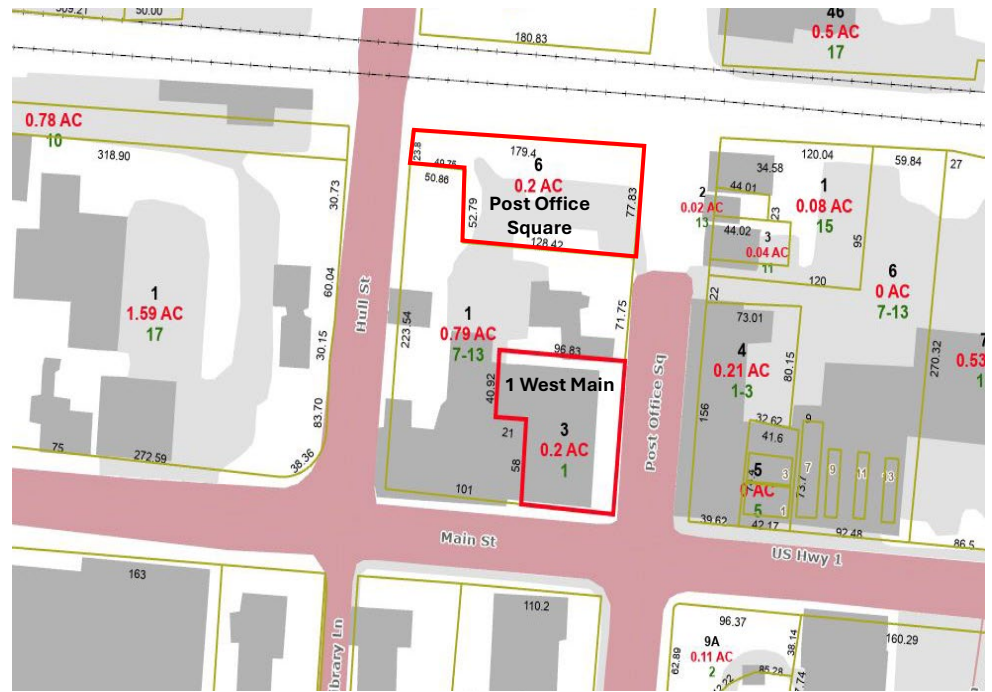
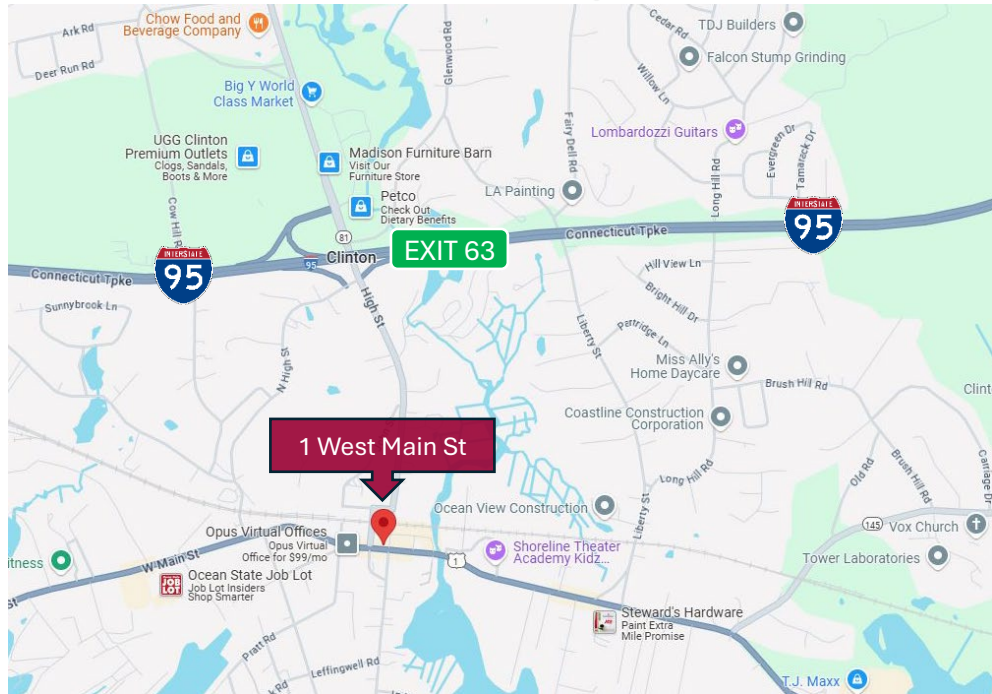
TAXES

ASSESSMENT: \$985,080
MILL RATE: 31.14
TAXES: \$30,675.40 (July 2025 / Jan 2026)

EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord
JANITORIAL: Tenant Landlord

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