

27 & 25 West Main Street, Clinton

9,271 SF Building on 0.37 Acre w/ 0.39 Acre Lot



FOR SALE or LEASE

#27: \$950,000 or \$89,000/year NNN

- ⇒ 9,271 SF on 0.37 acre
- ⇒ Heating: Gas
- ⇒ Public Water & Septic
- ⇒ Zone: B-4
- ⇒ Taxes: \$16,961/year
- ⇒ Fully renovated in 2012
- ⇒ Showroom & Warehouse Space

#25: \$299,000

- ⇒ Vacant 0.39 Acre Lot
- ⇒ Zone: B-2
- ⇒ Taxes: \$2,671/year

Property Highlights:

- ⇒ Traffic Count: 7,600
- ⇒ Frontage: 283 Ft.
- ⇒ On main retail drag of shoreline, Route 1
- ⇒ 0.8 mile or 3 minute drive to I-95 and local marinas/waterfront
- ⇒ Modern architecture design with high-end building materials
- ⇒ Possible second floor apartments/office area

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Showroom Area - First Floor



Possible Showroom Expansion Area - First Floor



All information stated is from sources deemed reliable and is submitted subject to errors, omissions, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.

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Warehouse/Storage Area—First Floor



Possible Apartments/Offices - Second Floor



Full Basement Below!



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