



Ranked in Top 50
Commercial Firms in U.S.

REDUCED PRICE
\$1,600,000



FOR SALE

1395 MIDDLETOWN AVE (ROUTE 17), NORTHFORD, CT 06472

10,440± SF RETAIL / OFFICE BUILDING WITH DRIVE-THRU

REDUCED SALE PRICE: \$1,600,000

HIGHLIGHTS

- 10,440± SF Retail / Office Building for Sale
- Former Rite-Aid Building with Drive-thru
- Located on 2.6± Acres in Northford's Center
- ADT: 16,600± on Route 17
- Zoning: B-2 in Central Business District

CONTACT

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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.



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BUILDING INFORMATION

GROSS BLDG AREA: 10,440± SF

AVAILABLE AREA: 10,440± SF

OF FLOORS: 1

DRIVE-THRU: Yes

CONSTRUCTION: Steel

ROOF TYPE: Asphalt, Composite

YEAR BUILT: 2002

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

TYPE OF HEAT: Gas, Forced Air

SITE INFORMATION

SITE AREA: 2.6± Acres

ZONING: B2 – Central Business District

PARKING: Ample Parking

SIGNAGE: Building

VISIBILITY: Excellent

TRAFFIC COUNT: 16,600±

UTILITIES

SEWER/WATER: Public Connected

GAS: Yes

TAXES

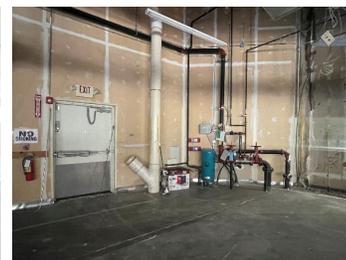
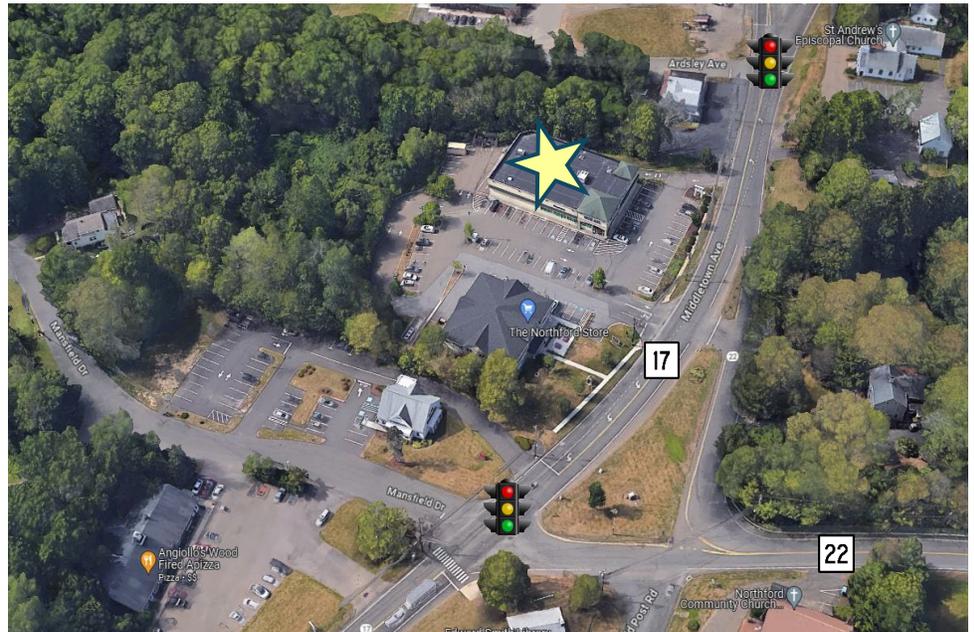
ASSESSMENT: \$1,086,800

MILL RATE: 27.61

TAXES: \$30,006.56 (2025)

PERMITTED USES:

Retail Stores, Professional Office, Banks / Financial, Medical Office, Veterinary Hospitals, Restaurants / Fast Food, Hotel / Motel



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