



**REAL
ESTATE**

COMMERCIAL LISTING



**584 W. MAIN ST,
MERIDEN,
CONNECTICUT
06451**

Make OFFER!! 584/594 West Main are to be sold together only. This package deal could be lucrative to many different buyers. As a Re Development site this is situated on .44 acres, Traffic light with large former grocery store behind it, 160 ft of frontage, and able to accommodate MANY uses with a C2 zone.

As a buy and hold it offers 2 commercial spaces, 4 residential units and 5 garage bays! Currently the property brings in \$6725 a month and could ADD MUCH MORE!. There are 5 garage bays that could be rented and two of the 3/4 bed units are only rented \$800 a month. Could be great by and hold for future re development. Selling AS IS.



Roy Evjen
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100 Center Street, Southington CT 06489

PROPERTY FEATURES

- Built in 1975
- 4 Total Units
- 8,650/Owner
- Current Uses - barber, auto part, res rent

BUILDING

- Total SQ Available - 8,650
- Exterior Construction - Frame
- Roof - Asphalt Shingle
- Year Built - 1975
- Parking - Common Lot
- Zoning - C-2
- **PROPERTY**
 - Lot size/Main Lot - .44 Acres
- **MECHANICALS & UTILITIES**
 - Heat - Hot Air/Natural Gas, Oil
 - Cooling - None
 - Electric - Utilities
 - Electric Available, Gas Available, Phone Available, Cable Available
 - Sewer - Public Sewer Connected
 - Water - Public Water Connected



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