

# FOR SALE or GROUND LEASE

## 659 Middlebury Road, Middlebury, CT

MATTHEWS COMMERCIAL PROPERTIES



- **2.64 Acres**
- **Previously Approved for 7,500 SF+/- Office Building**
- **City Water / Sewer**
- **Located in the Center of Middlebury's Retail Zone**
- **Rt 64**
- **Traffic Count = 10,000 Vehicles per day**
- **Sales Price = \$499,900.00**
- **Ground Lease = \$50,000.00 per year plus Taxes**
- **Excellent Access to I-84**

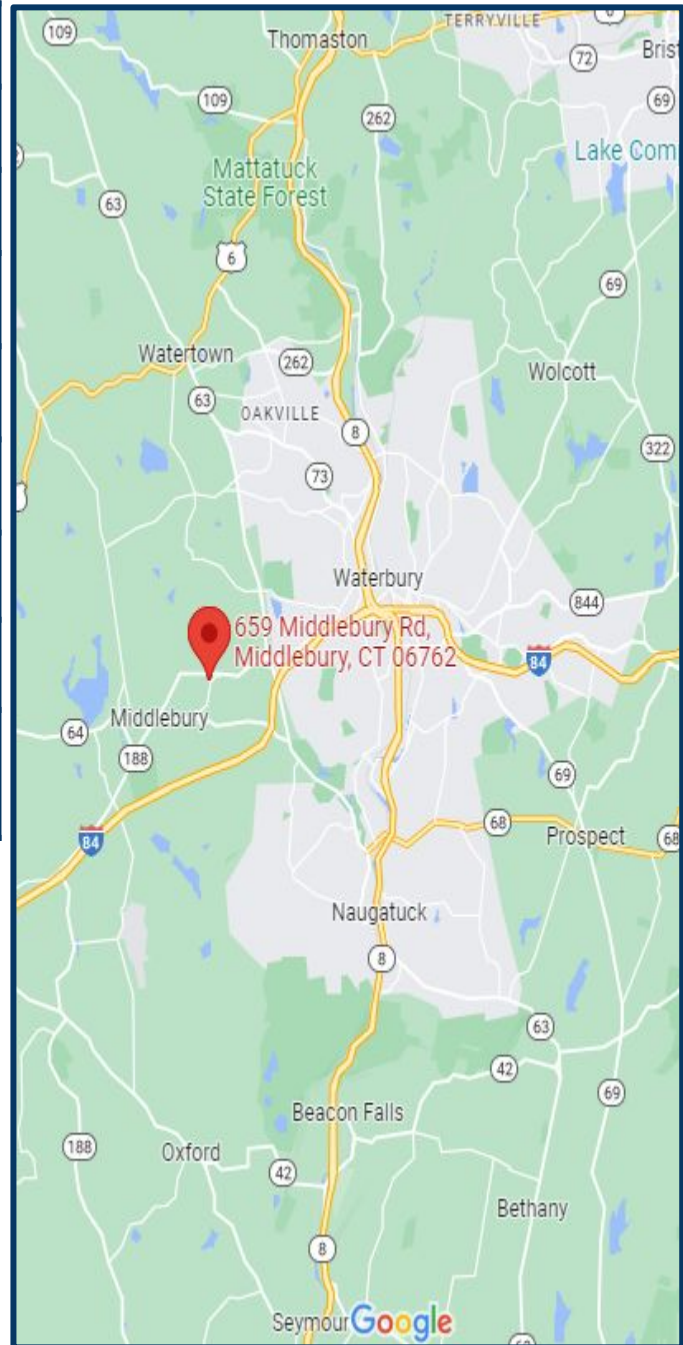
**Contact:**  
**GERRY MATTHEWS**  
**Office: 203-753-5800**  
**gdmatthews@snet.net**

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<b>Sewer</b>	<b>Yes</b>
<b>Water</b>	<b>City</b>
<b>Electric</b>	<b>Eversource</b>
<b>Total Acres</b>	<b>2.64</b>
<b>Zoning</b>	<b>P.O. 40</b>
<b>Interstate Distance</b>	<b>I-84 / 1 mile</b>
<b>State Route Distance</b>	<b>Route 64/located on</b>
<b>Sales Price</b>	<b>\$499,900.00</b>
<b>Ground Lease Rate</b>	<b>\$50,000 per year plus Taxes</b>



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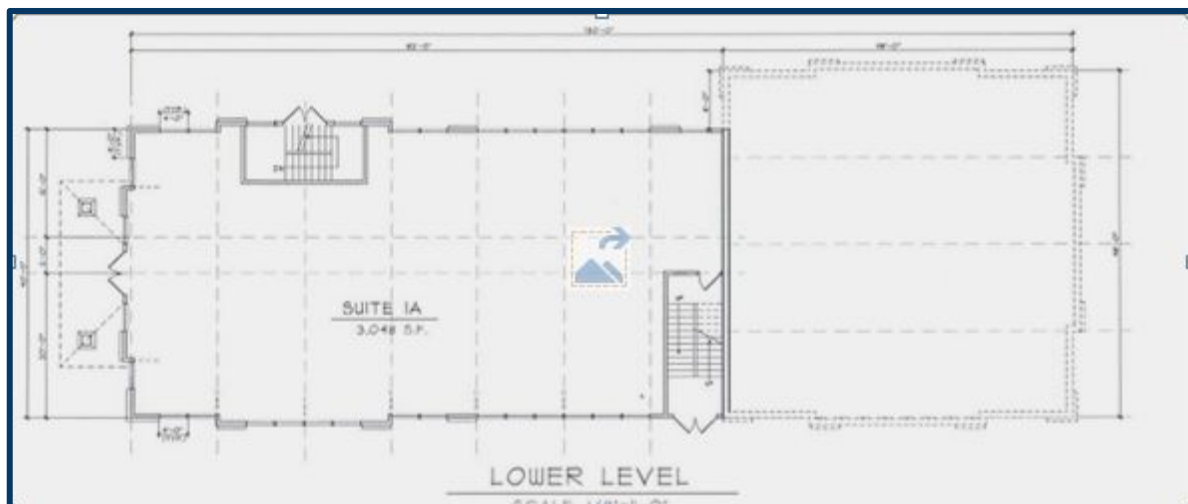
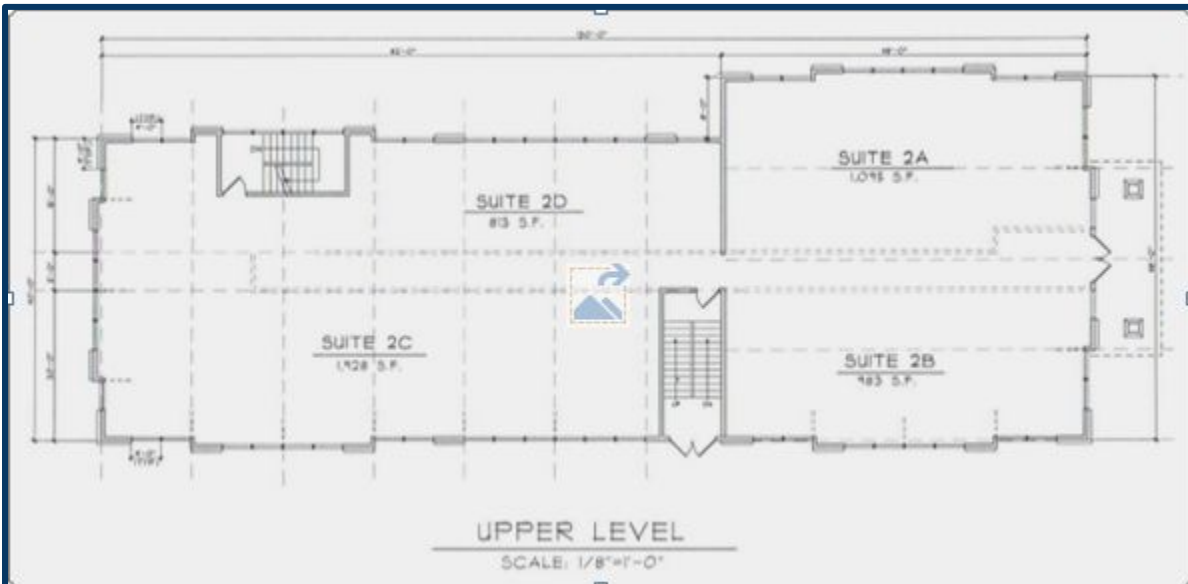
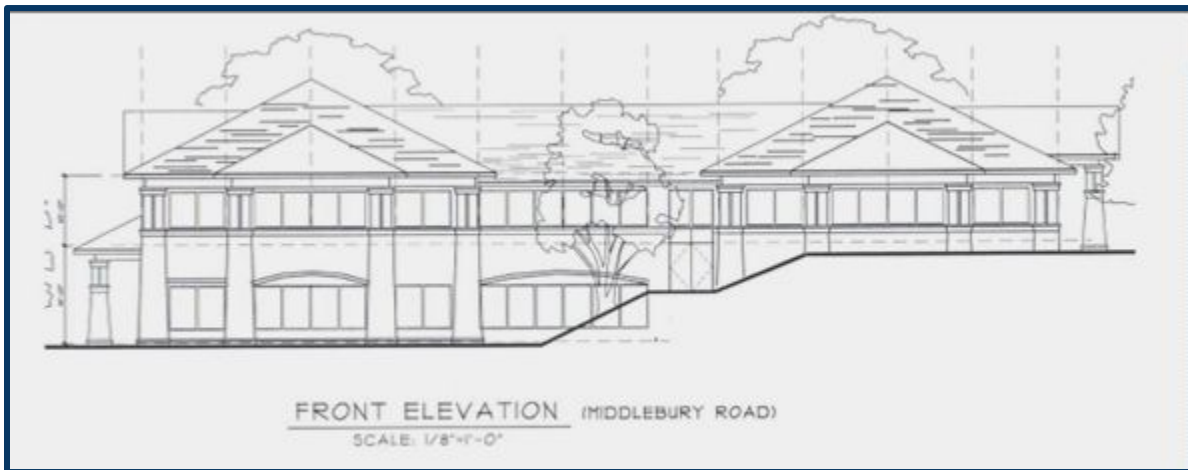
**MATTHEWS COMMERCIAL PROPERTIES LLC**  
819 Straits Tpke, Suite 3B  
Middlebury, CT 06762  
[matthewscommercial.com](http://matthewscommercial.com)



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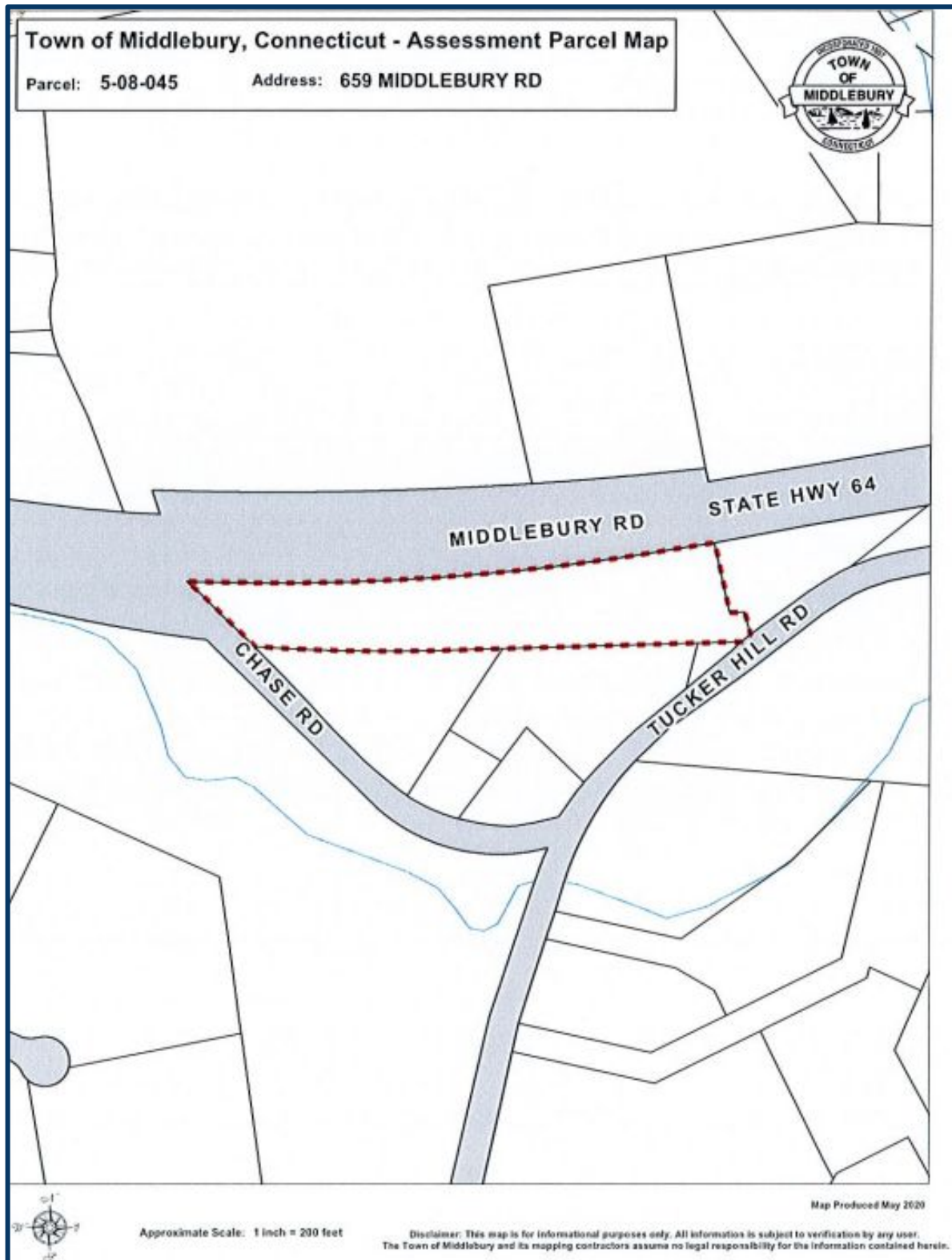
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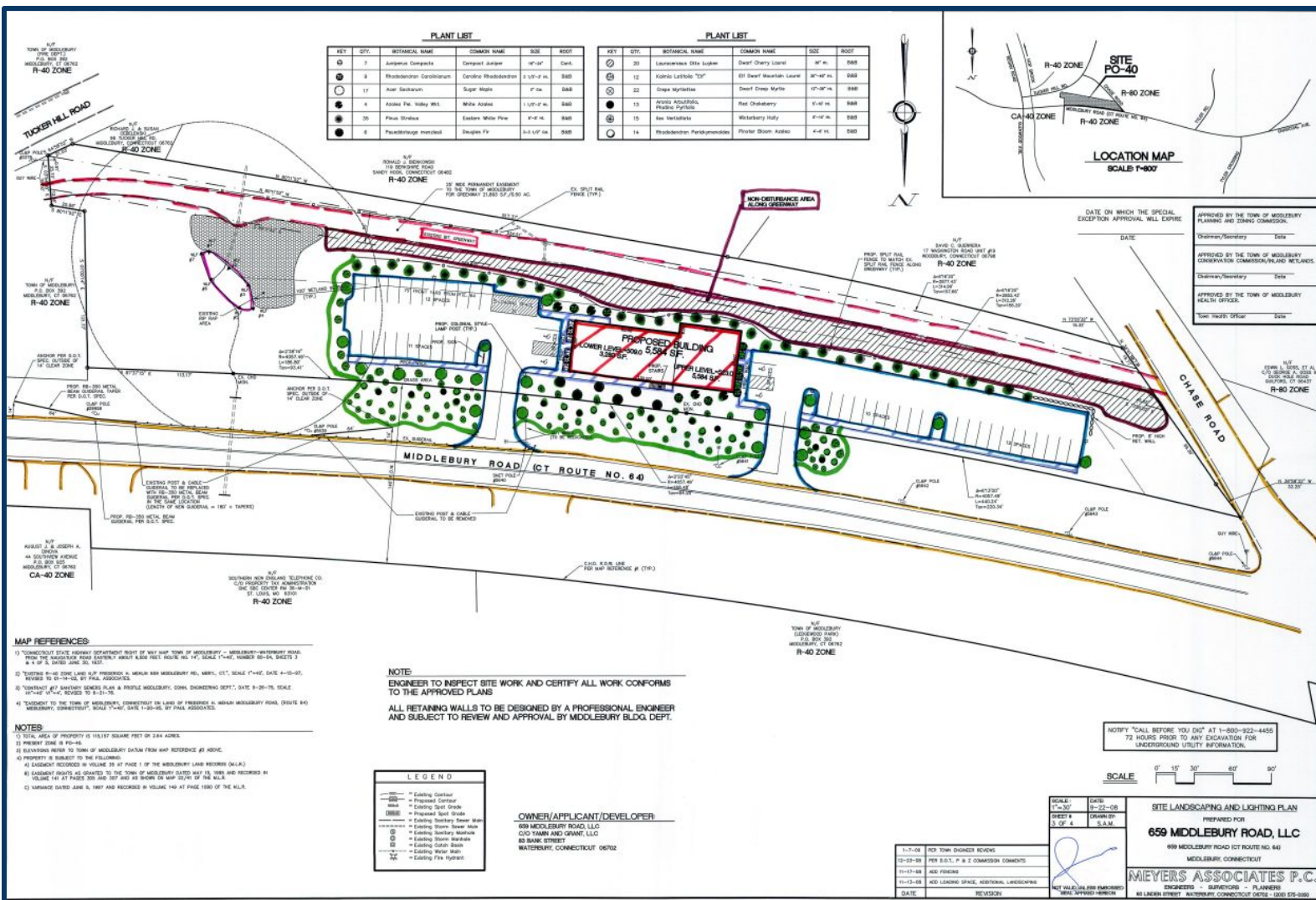
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