

Ranked in Top 50  
Commercial Firms in U.S.



# MIXED-USE RETAIL INVESTMENT

5-13 West Main Street, Clinton, CT 06413

MULTIPLE BUILDINGS TOTALING 12,293± SF ON 0.79± ACRES

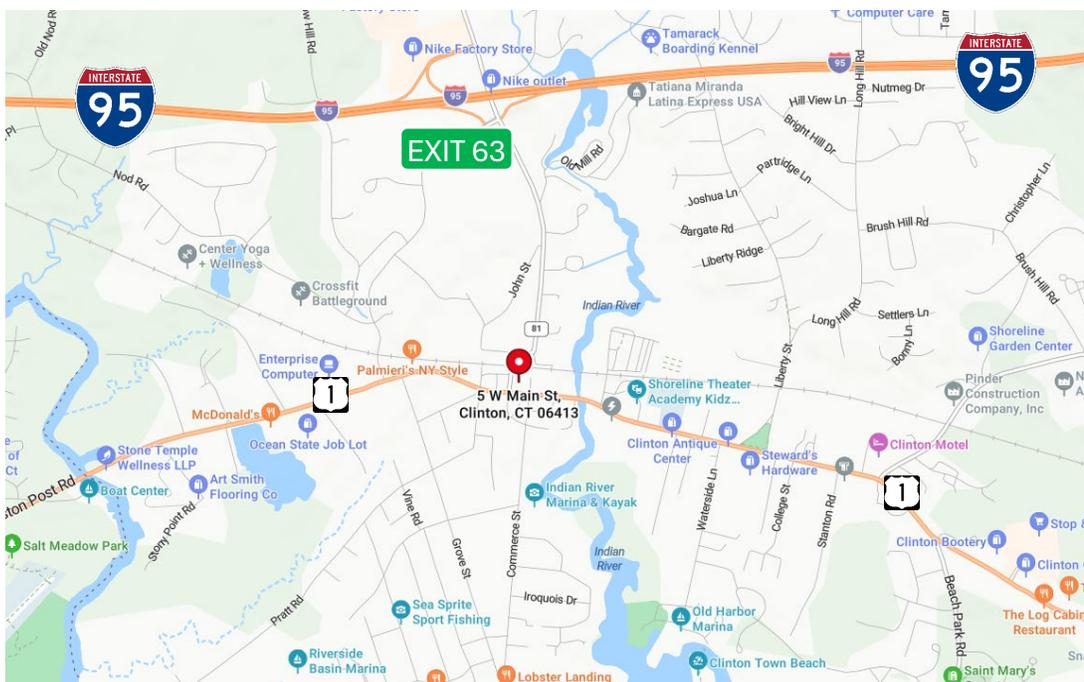
SALE PRICE: \$1,999,999

## HIGHLIGHTS

- Clinton's Vibrant Downtown District
- Unique Opportunity to Acquire Multi-Building Commercial Property
- Several Interconnected & Adjacent Buildings
- Diverse Mix of Retail, Restaurant, Office & Service-Oriented Businesses
- Excellent Visibility & Pedestrian Traffic
- New England Architectural Character

## CONTACT

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[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



2 Summit Place, Branford, CT 06405 | (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](mailto:rlee@orlcommercial.com) | License: REB.0758300



# FOR SALE

INVESTMENT: SALE PRICE: \$1,999,999

5-13 West Main Street, Clinton, CT

MULTIPLE BUILDING MIXED-USE PROPERTY - 12,293± SF



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**5-13 West Main Street, Clinton, CT**

**MULTIPLE BUILDING MIXED-USE PROPERTY - 12,293± SF**

### BUILDING INFORMATION

**PORTFOLIO:** 12,293± RSF – Multiple Buildings

#### **BUILDING 1: Retail / Office**

**GROSS BUILDING AREA:** 10,602± SF

**RENTABLE AREA:** 5,718± RSF

**OCCUPANCY:** 100% Leased

**YEAR BUILT:** 1922

#### **BUILDING 2: Retail / Office / Apartments**

**GROSS BUILDING AREA:** 6,310± SF

**RENTABLE AREA:** 3,744± SF

**OCCUPANCY:** 100% Leased

**YEAR BUILT:** 1875

#### **BUILDING 3: Apartments**

**GROSS BUILDING AREA:** 2,350± SF

**RENTABLE AREA:** 1,427± SF

**OCCUPANCY:** 100% Leased

**YEAR BUILT:** 1900

#### **BUILDING 4: Commercial**

**GROSS BUILDING AREA:** 1,440 SF

**RENTABLE AREA:** 1,404± SF

**OCCUPANCY:**

**YEAR BUILT:** 1900

### SITE INFORMATION

**SITE AREA:** 0.79± Acre

**ZONING:** V-2 Zone

**PARKING:** 8-10 Parking Spaces in Rear Lot,  
Plus Street Parking

**SIGNAGE:** Building Façade Signage

**VISIBILITY/FRONTAGE:** Excellent

**HWY ACCESS:** I-95, Exit 63

**TRAFFIC COUNT:** 12,678±

### UTILITIES

**SEWER/WATER:** Public Connected / Septic

**GAS:** Yes

### TAXES

**ASSESSMENT:** \$887,500 (2025)

**TAXES:** \$22,364.76 –(pd thru Jan 2026)



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