

SIGNATURE DOWNTOWN BUILDING CLINTON, CT

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**AVAILABLE FOR SALE
OFFERED AT: \$539,000
COMMERCIAL BUILDING
SET ON 0.28 ACRE**

**21 East Main Street
Clinton, Connecticut**

Renee Stevens
860-964-0205
rstevens@presscuozzo.com

OVERVIEW

SIGNATURE DOWNTOWN BUILDING

Presenting a distinguished property built 1900, ideally situated on Clinton's Main Street. This prominent brick building offers excellent frontage on East Main Street, ensuring maximum visibility, perfect for retail, office, restaurant, and other commercial uses.

This former bank was once home to Comcast's customer service. The building features an inviting brick facade, impressive 22 foot ceilings and expansive arched display windows. It also includes a full basement, providing ample storage or additional facility space.

The main level offers a spacious and adaptable open layout. Its prime location is near beautiful beaches, Clinton Crossing Mall, various shops, and many fine dining options with easy access to I-95 and the Shoreline Railroad station.

PROPERTY HIGHLIGHTS

- Excellent location on Main Street
- Walking distance to Shoreline East Rail
- Beautiful Architecture
- Zone B-3 Business District
- Convenient to Beaches, Shops, & Restaurants

PROPERTY SUMMARY

- Year Built: 1900
- Lot Size: 0.28 Acre
- 3,502 SF Main Level
- City Gas, Water
- 8 Parking Spaces & Municipal lot



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PHOTOS

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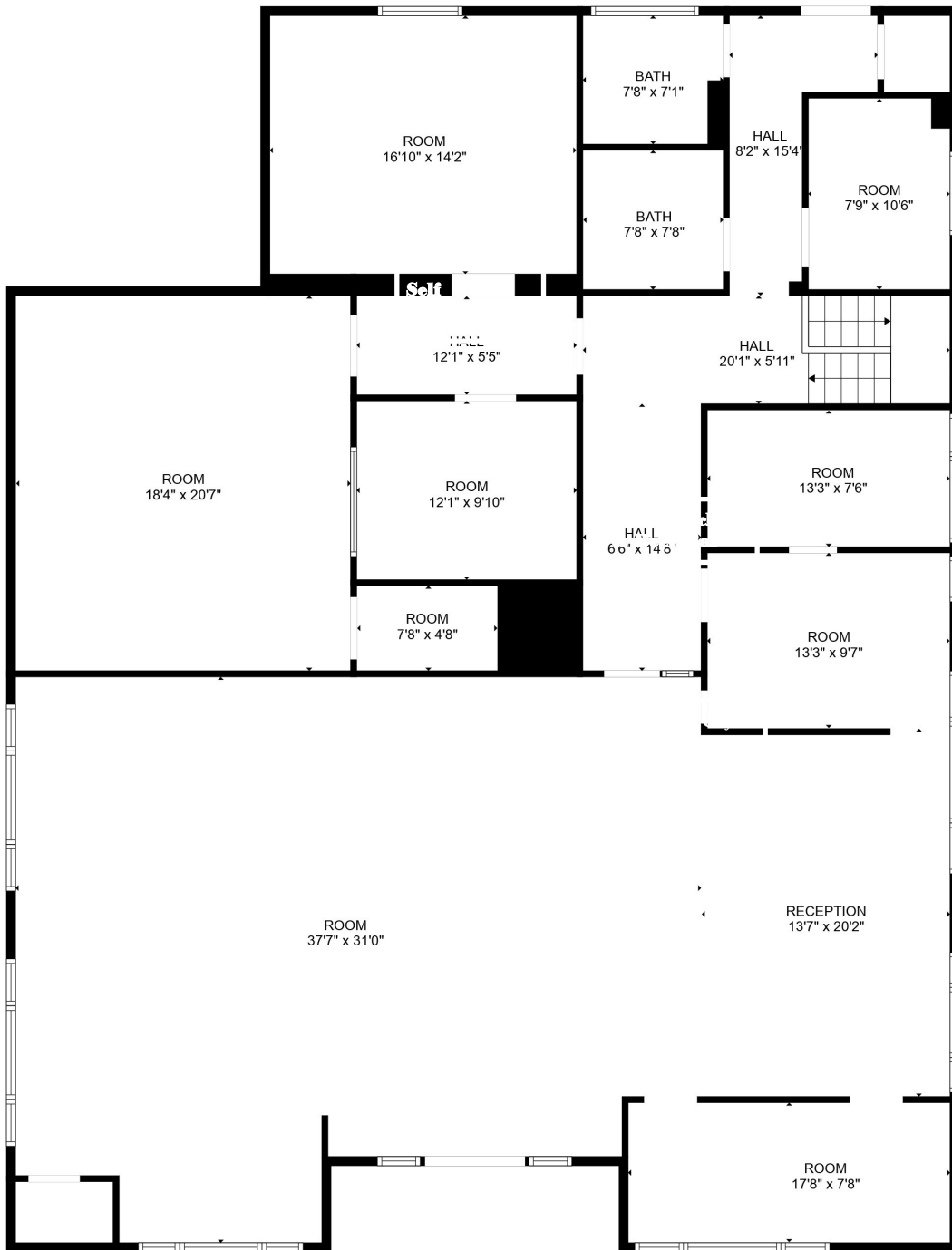
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FLOOR PLAN

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AERIAL PHOTOS

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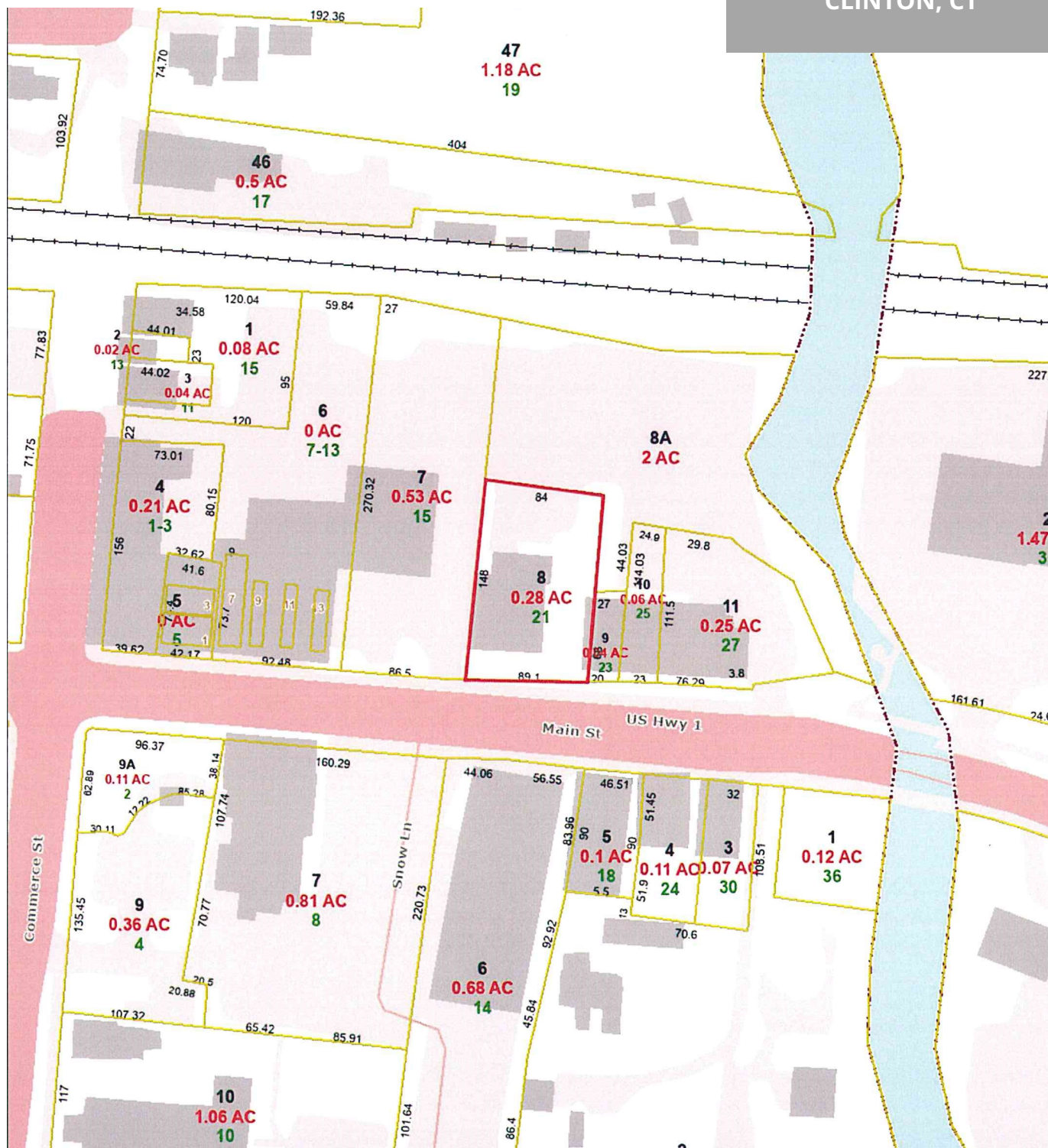
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PARCEL MAP

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BROKER ASSOCIATE

PROVIDING EXCEPTIONAL
SERVICE TO THE BUSINESS
COMMUNITY FOR OVER
30 YEARS.



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Having a comprehensive background in various areas of business, including ownership, gives me an innate understanding of the wants and needs of business owners. This is essential, particularly regarding their real estate requirements. My goal is to help others in new and existing businesses find the best opportunities. It is personally rewarding to me to connect the right property with my client's vision. My connections, resources and marketing background deliver creative strategies to sell or lease a property effectively.

My 30+ years of experience in management, sales and marketing established the skills to effectively handle commercial real estate matters. This knowledge applies to a variety of situations and enables me to provide the best service to my clients. Backed with a solid work ethic and going beyond what is expected, clients are confident they have the best representation.

I have lived on the Connecticut shoreline for 25+ years and currently reside in North Guilford. I have Commercial & Investment Real Estate Certified (CIREC) certification. I am also the 2023/24 Chairperson of the Greater New Haven Association of Realtors Commercial and Investment Division (CID), and a member.



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