

FOR SALE | FORMER RED DOG SALOON | 1.06± ACRES IN DD1 ZONE DEVELOPMENT OPPORTUNITY AT SIGNALIZED INTERSECTION

222 Meriden Road and Rt.66, Middlefield, CT 06455

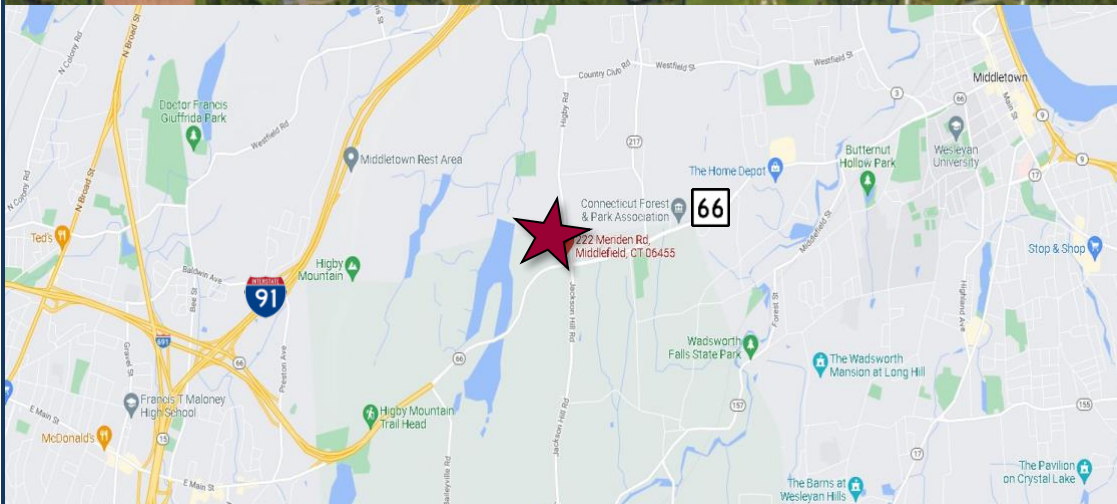
REDUCED SALE PRICE: \$395,000



Ranked in Top 50
Commercial Firms in U.S.

FORMER RED
DOG SALOON

222 Meriden Rd.
1.06 acres
AVAILABLE



Property Highlights

- 1.06± acres
- On Corner of Rt. 66
- High Traffic 23,408 ADT
- Signalized Intersection
- ±375' frontage on Rt. 66
- DD1 Zone
- Easy Access to I-91, I-691
Rt. 5/15 and Rt. 9
- Level, cleared land
- Many area amenities

For more information contact:

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O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
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/MAP ADDRESS 222 Meriden Rd & Rt. 66
TOTAL SITE AREA 1.06± acres
NUMBER OF LOTS 2
RESTRICTIONS Lots not to be sold separately
SITE PLAN APPROVAL TBD
WETLANDS No
MAX BLDG COVERAGE TBD
SITE IMPROVEMENTS Yes
EXISTING BUILDINGS 2,208± SF Restaurant

SITE INFORMATION

TOPOGRAPHY Level
ZONING DD1 - Rt 66 Design District #1
VISIBILITY Excellent on Rt. 66
FRONTAGE ±375'
HWY.ACCESS I-91, I-691, Rt. 5/15, Rt. 9
TRAFFIC COUNT 23,408 ADT

UTILITIES

SEWER Septic
WATER Well
GAS Not Available

TAXES

2021 ASSESSMENT \$184,800 + 70,300 =
\$255,100
MILL RATE 31.82
TAXES \$8,117.28

ZONING PERMITTED USES

Special Permit Office, Banks, Restaurants,
Service, Retail, Municipal,
Entertainment, Lodging,
Religious, Warehouse, Self-
Storage, Banquet Halls,
Healthcare

AREA RETAIL Dunkin Donuts, Smithland (Agway)

COMMENTS Highly Visible great location, Signalized Intersection

DIRECTIONS I-91 S Exit 20, left on Middle St, left on Country Club Rd, Right on Higby Rd, right on Rt. 66 W, Property will be immediately on the right.

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Rt. 5/15 and Rt. 9
- Level, cleared land
- Many area amenities
 - Shopping
 - Banking
 - Dining

Existing 2,208 SF Restaurant



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