

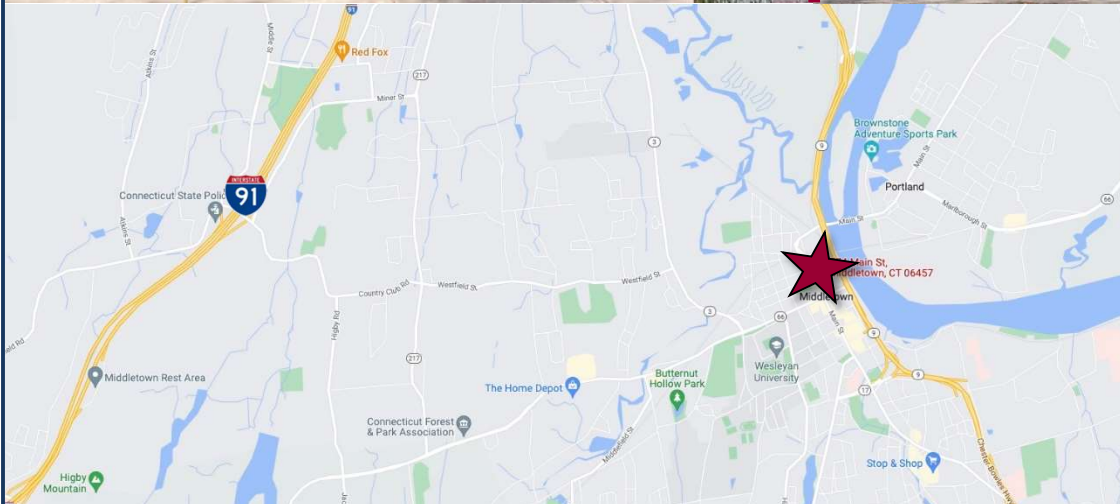
FOR SALE | 3,000± SF MIXED USE BUILDING STREET-LEVEL RETAIL & 2 APARTMENTS | FULLY LEASED

574-576 Main Street, Middletown, CT 06457

SALE PRICE: \$380,000



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 3,000± SF Building
- Restaurant: 1,000± SF with basement
 - New 5-year Lease Term
- 2 Apartments
 - 1,000± SF each
- 3 Stories
- 0.02± Acre
- Zoning: B-1
- On-Street & Rear Parking
- On-Building Signage
- Traffic: 14,200 ADT
- Route 9, Exit 16

For more information contact:

Thomas Wilks | 860-761-6018 | twilks@orlcommercial.com

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 INFORMATION

GROSS BLD. AREA	3,000± SF
AVAILABLE AREA	3,000± SF
SPACE BREAKDOWN	Restaurant: 1,000± SF 2 Apartments: 1,000± SF each
NUMBER OF FLOORS	3
FLOOR PLATE	1,000± SF
BASEMENT	350± SF
CONSTRUCTION	Brick / Masonry
ROOF TYPE	Flat, Tar & Travel
YEAR BUILT	1900

MECHANICAL EQUIPMENT

AIR CONDITIONING	None
TYPE OF HEAT	Gas, Forced Air
SPRINKLERED	None

SITE INFORMATION

SITE AREA	0.020± Acre
ZONING	B-1
PARKING	On-Street & Rear
SIGNAGE	On-Building
VISIBILITY	Excellent
HWY.ACCESS	Route 9, Exit 16
TRAFFIC COUNT	14,200 ADT

UTILITIES

SEWER	City
WATER	City
GAS	Yes

TAXES

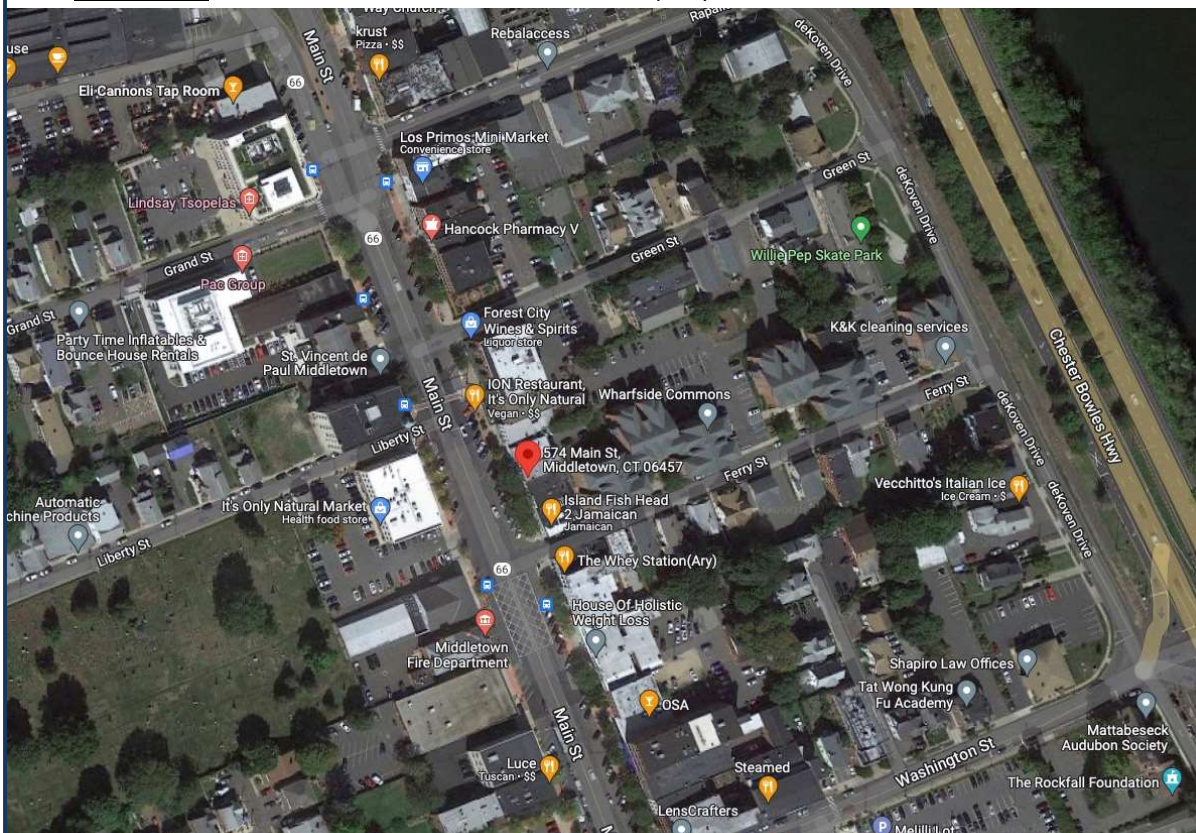
ASSESSMENT	\$136,430
MILL RATE	35.70 & City Fire 8.30
TAXES	\$6,003

NOI \$34,562

OTHER TENANTS Tibetan Kitchn - New 5 Year Lease Term. Apartments are on 1 Year Leases.

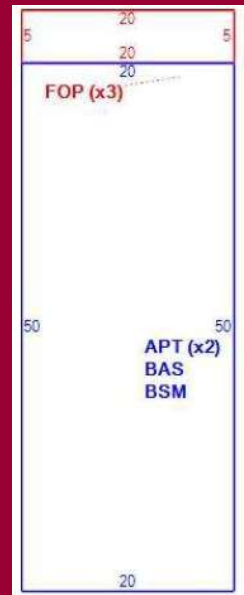
COMMENTS CAP Rate: 8.86%

DIRECTIONS Route 9, Exit 16. Left onto Main St. Property on the left.



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- Zoning: B-1
- On-Street & Rear Parking
- On-Building Signage
- Traffic: 14,200 ADT
- Route 9, Exit 16
- Many area amenities
 - Shopping
 - Banking
 - Dining



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Connect with Us



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