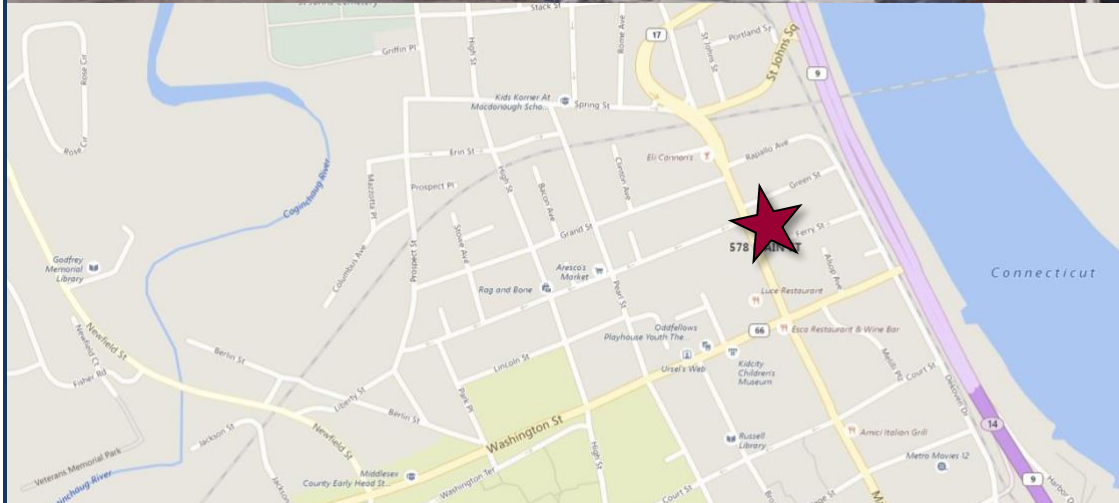


FOR SALE | 4,588± SF RETAIL/OFFICE/MULTI-FAMILY BUILDING
FOR LEASE | 600± SF – 1,200± SF STREET LEVEL RETAIL SPACE

578 Main Street, Middletown, CT 06457

SALE PRICE: \$299,000 | LEASE RATE: \$750/Month plus electric & janitorial



Property Highlights

- 87% Leased
- 4,588± SF building
- Up to 1,200± SF Retail Space for Lease
- 0.05 acre in B-1 Zone
- 3 Stories
 - 1st Floor – 3 Spaces
1,584± SF retail/office
 - 2nd Floor – Newly Updated Apt
1,304± SF - 3 bedrooms
 - 3rd Floor – Newly Updated Apt
1,304± SF - 3 bedrooms
- NOI: \$35,002 fully leased
- CAP Rate: 11.71%
- Many area amenities

For more information contact:

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

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BUILDING INFORMATION

GROSS BLD. AREA 4,588± SF
AVAILABLE SQ. FT 600± SF to 1,200± SF
OCCUPANCY LEVEL 87%
NUMBER OF FLOORS 3
CONSTRUCTION Masonry/Wood Frame
ROOF TYPE Flat, Tar & Gravel
YEAR BUILT 1900

MECHANICAL EQUIPMENT

AIR CONDITIONING None
TYPE OF HEAT TBD
SPRINKLERED TBD
ELECTRIC SERVICE TBD
ELEVATOR(S) None

TENANTS

Finesse Cuts Barber Shop

NOI \$35,002

CAP RATE 11.71%

SITE

SITE AREA 0.05 acres
ZONING B-1
PARKING Metered Parking Available
SIGNAGE On building
HWY.ACCESS Route 9, Exit 13
TRAFFIC COUNT 14,000 ADT

UTILITIES

SEWER City
WATER City
GAS Available

EXPENSES

RE TAXES () Tenant (x) Landlord
UTILITIES (x) Tenant () Landlord
INSURANCE () Tenant (x) Landlord
MAINTENANCE () Tenant (x) Landlord
JANITORIAL (x) Tenant () Landlord

TAXES

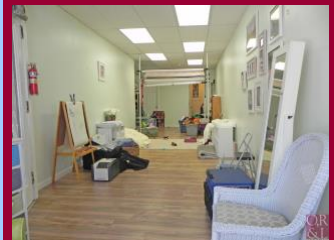
ASSESSMENT \$168,060
MILL RATE 41.20
TAXES \$6,924.07

COMMENTS Low opportunity cost, high returns and a location in the heart of Middletown's booming Main Street

DIRECTIONS Route 9, turn right onto Washington Street, Turn right onto Main Street (CT-66)

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- Many area amenities
 - Shopping
 - Banking
 - Dining



Scan the QR Code below with a barcode scanner on your smart phone to access our website.



Connect with Us



For more information contact:

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