

SALE

144 S MAIN ST

144 S Main St Wallingford, CT 06492



PROPERTY DESCRIPTION

Bank Owned Value-add opportunity in the heart of Wallingford! Three-story former office building consisting of approximately 6,000 SF located in the CLB Zone. Property offers potential for redevelopment, repositioning, or continued office use, subject to municipal approvals. Conveniently located with easy access to major highways, walk to downtown Wallingford, and surrounding commercial amenities. Property is being sold strictly AS-IS. The property will not qualify for conventional financing. Buyer to perform all due diligence regarding zoning, parking, permitted uses, building condition, title, and any other matters deemed important. Seller and listing broker make no representations or warranties. Excellent opportunity for investors, developers, or owner-users seeking a value-add asset in a desirable Wallingford location.

OFFERING SUMMARY

Sale Price:	\$495,000
Number of Units:	5
Lot Size:	4,354 SF
Building Size:	5,990 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	524	2,380	5,587
Total Population	1,178	4,742	11,713
Average HH Income	\$141,623	\$102,586	\$101,694

Tom Cavaliere
(203) 907-7800



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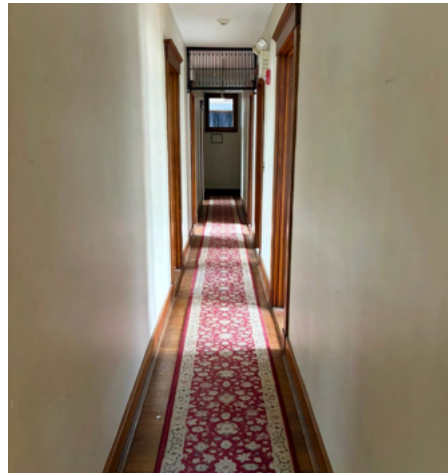
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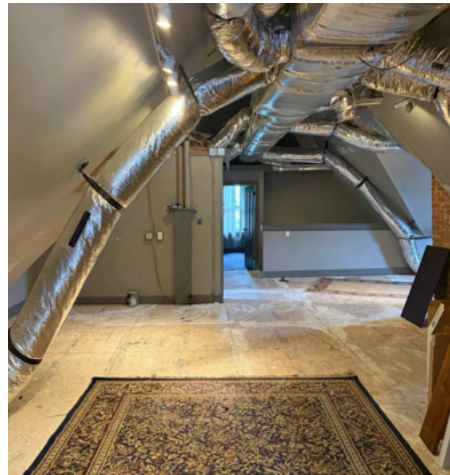
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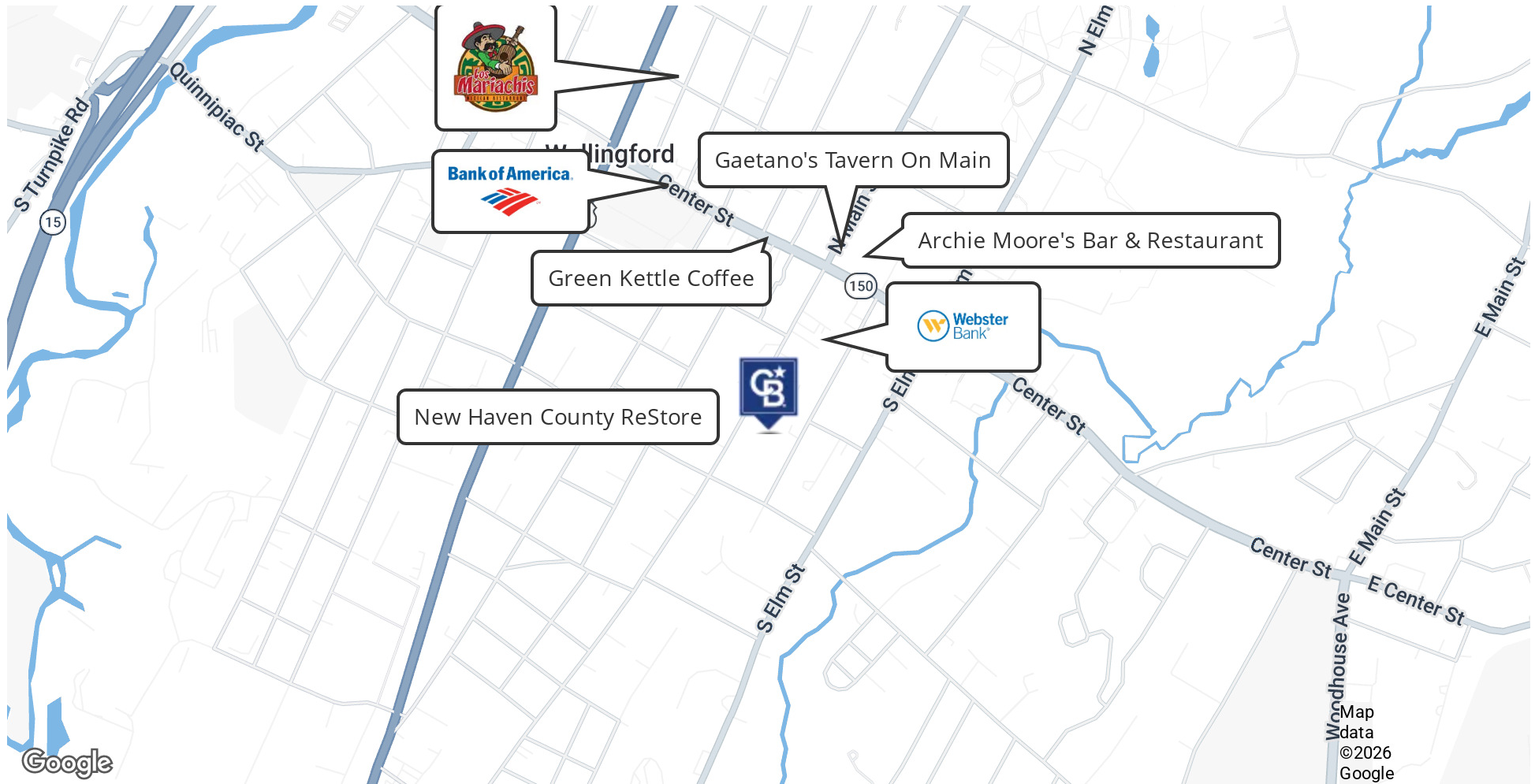
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COLDWELL BANKER
COMMERCIAL
REALTY

SALE

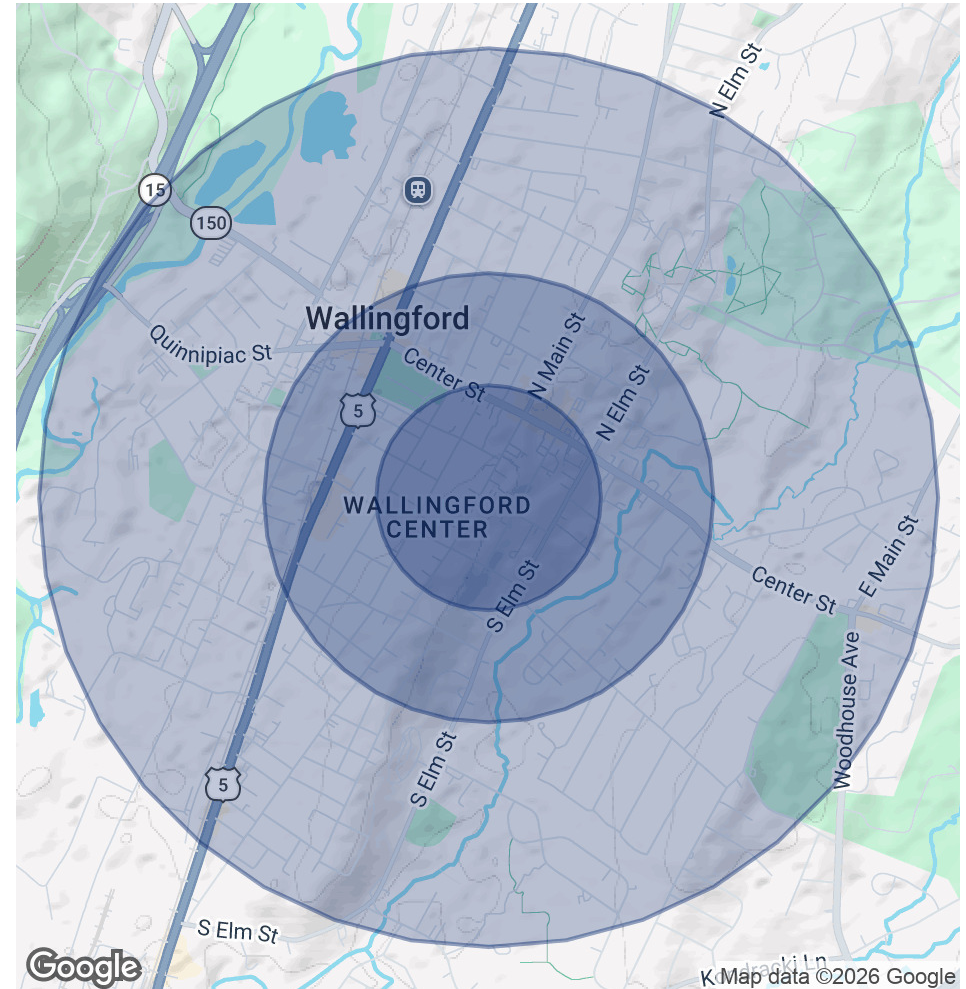
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,178	4,742	11,713
Average Age	40.5	41.1	41.5
Average Age (Male)	35.5	38.9	38.9
Average Age (Female)	46	43.8	46.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	524	2,380	5,587
# of Persons per HH	2.2	2	2.1
Average HH Income	\$141,623	\$102,586	\$101,694
Average House Value	\$311,225	\$295,467	\$293,766

2023 American Community Survey (ACS)



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COLDWELL BANKER
COMMERCIAL
REALTY

144 S. Main Street, Wallingford, CT 06492

\$495,000



Active		Investment, Office, Residential Income	
Commercial For Sale		DOM / CDOM:	3 / 3
Listing ID :	24183284	County:	New Haven
Parcel Number:	2046195	Neighborhood:	N/A
		Complex Name:	
		Is also for Sale/Lease:	/

Overview

Bank Owned Value-add opportunity in the heart of Wallingford! Three-story former office building consisting of approximately 6,000 SF located in the CLB Zone. Property offers potential for redevelopment, repositioning, or continued office use, subject to municipal approvals. Conveniently located with easy access to major highways, walk to downtown Wallingford, and surrounding commercial amenities. Property is being sold strictly AS-IS. The property will not qualify for conventional financing. Buyer to perform all due diligence regarding zoning, parking, permitted uses, building condition, title, and any other matters deemed important. Seller and listing broker make no representations or warranties. Excellent opportunity for investors, developers, or owner-users seeking a value-add asset in a desirable Wallingford location.

Structural/Parking Information

Year Built:	1898	Construction:	Frame
Number of Stories:		Roof:	Asphalt Shingle
Number of Units:	1	Foundation:	Wood
Number of Tenants:		Flooring:	
ADA Compliant/Handicap Features:	/Ramps	Ceiling Height:	
SqFt/SqFt Source:	6,790/Public Records	# of Restrooms:	
Space is Subdividable:		# of Loading Docks:	
Covered Parking Space:		# of Overhead Doors:	
Uncovered Parking Space:		Office SqFt:	
Total Parking Spaces:	0	Retail SqFt:	
Parking Spaces per 1,000 SqFt:		Industrial SqFt:	
Garage/Parking Info:	0 Total Spaces	Warehouse SqFt:	
Commercial Features:		Residential SqFt:	
Exterior Features:	Sidewalk	Additional Space Available YN:	

Building Information

Present Use:		Tax Year:	July 2025-June 2026
Potential Use:		Taxes:	\$6,614
Business Included:		Tax District Amount:	
Assessment:	\$	Gross Annual Income:	
Mil Rate:	29.34	Gross Annual Expense:	
		Net Operating Income:	

Units

Type Unit	# Unit	Full Baths	Part Baths	Avg Sqft	Avg Month Rent	# Vacant	Appliances Included
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Utility Information

Heat Type/Fuel:	Hot Water/Natural Gas	Available Utilities:	Electric
Cooling:	Central Air, Zoned	Electric Voltage:	
Hot Water System:		Electric Amperage:	
Water Service:	Public Water Connected	Electric Phases:	
Sewage System:	Public Sewer Connected	# of Electrical Services:	
Annual Sewer Fee/Assessment:			

Lot & Location

Acres:	0.10	Lot Description:	Level Lot
Zoning:	CLB	In Flood Zone:	No
Location:	Highway Access	Elevation Certificate:	
Road Frontage Description:	Municipal Street	Available Documents:	None
Road Frontage Feet Approx:		Traffic Count:	

Walk Score® : 76 Very Walkable - Most errands can be accomplished on foot

Listing Information

Directions: **Rt 5 to Rt 150 to S. Main Street**
Sign: **Yes**

Acceptable Financing:
Date Available: **Negot**
Potential Short Sale / Comments: **No /**
The following items are not included in this sale:

Property Management

Property Management Type:
Property Management Company:
Property Management Company Phone:

Property Manager:
Property Manager Phone/Email: **/**

Marketing History

List Price: **\$495,000**
Previous List Price: **\$495,000**
Original List Price: **\$495,000**
Price Last Updated:
List Price as % of Assessed Value: **181%**

Entered in MLS: **06/12/2026**
Contract Effective Date: **06/12/2026**
Start Marketing Date: **06/12/2026**
Listing Last Updated: **06/12/2026**
Sale Financing:

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Prepared By: Tom Cavaliere Lic.#:REB.0110396 | Coldwell Banker Realty | Office: (203) 795-6000 | 06/15/2026 12:00 PM

§4.4(A) CENTRAL LIMITED BUSINESS DISTRICT (CLB)

01/20/91

Purpose - To allow for the limited and controlled use of land for professional offices and multi-family dwelling units (11/17/07) while maintaining the residential character of the structures and properties within the district.

A. The following uses are permitted:

1. Any use permitted in §4.1.B. 10/18/01

B. The following uses are permitted subject to Site Plan Approval and the following conditions except as per §4.4.(A)C.4: 03/17/91

- a. The residential character of existing buildings and additions must be maintained as per §4.4.E.
- b. The gross floor area of any dwelling unit (11/17/07) must be a minimum of 300 sq. ft.
- c. No exterior change shall be made to the existing front of any existing principal dwelling. Additions into side yard areas will be permitted.

1. Professional, business, medical and dental offices, funeral homes, credit unions and multi-family dwelling units (11/17/07) located in existing structures. 09/17/05

2. Bed and Breakfast Inns subject to the following conditions:

- a. The structure shall be owner occupied or have an innkeeper on premise All applications under this section shall include a listing of all the rooms in the house and which rooms shall be used as guest bedrooms and which shall be used as the owner's/innkeeper's bedroom(s). The maximum occupancy shall be sixteen (16) guests. 03/17/12 10/16/09
- b. The residential and historic character and existing architectural detail of the structure shall not be changed.
- c. Additions to the structure to accommodate the bed and breakfast activity shall be limited to not more than 20% of the total floor area of the dwelling. After the initial application is approved and the use is established, any subsequent physical addition to the structure or further expansion of the use within the existing structure, beyond the rooms designated as guest bedrooms in the original application, shall require a new application under this section to approve the increased use.
- d. The applicant shall present evidence that the proposed use would be in conformance with the requirements of the Wallingford Health Department as to public sewerage and public water supply.
- e. Off-street parking shall be provided in accordance with §6.11. All such off-street parking shall be substantially screened with a landscape screen at least six feet wide, planted with a mixture of evergreens and deciduous trees and shrubs, with shall be maintained in proper order.
- f. Signs shall be permitted in accordance with §6.9.
- g. Meals may be served only to the occupants of the dwelling and overnight guests at the bed and breakfast.
- h. Additional emergency exits required by the Fire Marshal and/or the Building Inspector shall be designed for the side and/or rear yard and shall be made to appear to be part of the original structure.
- i. Rear yard landscaping shall comprise at least 25% of the rear yard area. 10/18/01

3. Additions to any existing structure for any use listed in §4.4(A)B.1. 03/14/98

C. The following permitted uses require approval of a Special Permit in accordance with §7.5:

1. A municipal building, telephone exchange, transformer substation, sewer or water pumping station, with no outside service yards or outside storage of supplies.
2. Educational, religious, or philanthropic use by a non-profit corporation or governmental unit, excluding correctional institutions. 10/02/94
3. Uses in this zoning district generating 100 peak hour vehicle trips or more using the standards set forth in the most recent addition of Trip Generation, ITE, or a more accurate source, if available, subject to the following: 04/16/94 08/10/86 10/18/03
 - a. Submission of a traffic impact analysis containing present roadway conditions, existing roadway capacity, existing and projected traffic volumes (ADT, Peak A.M. and Peak P.M.), existing and projected volume ratios, existing and projected levels of service, existing and proposed sight lines, site generated traffic and traffic distributions, and traffic accident experience.
 - b. A traffic impact analysis will be required: 05/17/96
 1. For an addition to an existing use, which use is now under the provisions of this section, and
 2. When an addition to an existing use brings that use under the provision of this section.
 - c. No traffic impact analysis or Special Permit will be required for an addition to an existing Special Permit use if the addition generates 25 peak hour vehicle trips or less. This provision shall be permitted to be used one time over the life of the use on a specific site.
 - d. In all cases in which the Commission feels that a peer review of the applicant's traffic impact analysis is warranted, the applicant shall be required to reimburse the Town for the cost of the peer review. This payment shall be made to the Town prior to the decision by the Commission on the application.
4. Multi-family dwelling (11/17/07) conversions on any property where a legal non-conforming use exists at the time of application regardless of whether or not such a conversion results in a reduction or elimination of the legal non-conforming uses. 03/17/91
5. Adaptive Re-use to Multi-Family as per §6.16. 09/19/92
6. Excavation and filling of land as per §6.10. 09/19/92
7. Deleted 11/17/07

D. The following accessory uses are permitted:

1. Accessory uses customarily incidental to a permitted use.
2. Signs in accordance with §6.9.0.3.
3. Off-street parking in accordance with §6.11. Parking must be located to the rear of the building.
4. Landscaping and buffer areas in accordance with §6.14.
5. Accessory buildings as per §6.2.B. 09/19/92

E. Architectural Design - The scale and mass of buildings and other structures, including, among other elements, the exterior building material, color, roofline, and building elevations shall be of such character as to harmonize and be compatible with other buildings in the district, and to preserve and improve the appearance and beauty of the community.

F. The following uses require a Special Exception from the ZBA:

1. Child Day Care Centers.
2. Group Day Care Homes.
3. Nursery Schools.

- G. The following uses are permitted and do not require any zoning approval:
 - 1. Mobile Food Vendor provided all of the following conditions are met:
 - a. Will not be located/parked on a property for more than ten (10) consecutive days; AND
 - b. Will not be located/parked on a property for more than twenty (20) days in any 365-day period. 06/14/14

