

RETAIL FOR SALE OR LEASE



392 WASHINGTON ST./ROUTE 66
MIDDLETOWN, CT

- ▶ 7140 SF on 1.2 acres
- ▶ High Traffic Area - Approximately 30,000 ADT
- ▶ Currently auto parts and service
- ▶ For lease at 15.00/sf nnn
- ▶ Priced to sell at \$550,000



TREVOR DAVIS COMMERCIAL REAL ESTATE, LLC

363 MAIN ST. SUITE 502, MIDDLETOWN, CT 06457
TDAVIS@TREVORDAVIS.BIZ 860-347-8738 WWW.TREVORDAVIS.BIZ

392 Cerc

Property Report (392 Washington Street)



Property Details

Site/Building Name	392 Washington Street
Street Address	392 Washington Street
City	Middletown
County	Middlesex
Zip Code	06457
Type of space	Retail, R&D
Min Size	7,140 sf
Max Size	7,140 sf
Last Updated	10/9/2014

Contact Information

Company	Trevor Davis Commercial Real Estate
Contact Name	Trevor Davis
Address	363 Main Street, Suite 502
City	Middletown
State	Connecticut
Phone	860-347-8738 (TREV)
Fax	860-347-0004
Email	tdavis@trevordavis.biz
Website	www.trevordavis.biz



Availability

Lease Rate	\$15.00/sf
For Sale	Yes
Sale Price	\$550,000.00

Site Details

Total Acres	.87
Property Tax	\$13,948

Utilities

Electric	Yes
Electric Amps	800Amps
Sewer	Yes
Sewer Provider	Public
Water	Yes
Water Provider	Public

Description

7140 sf on 1.2 acres

Great retail location on Rt 66

High traffic area - Approximately 30,000 ADT

Currently auto parts and service

2500 SF For lease at \$15.00/sf nnn or Whole building available

**Priced to sell at \$550,000
Owner Financing**

392 WASHINGTON ST

Location	392 WASHINGTON ST	Assessment	\$348,700
Mblu	23/ / 0070/ /	Appraisal	\$498,140
Acct#	R07179	PID	827
Owner	MARINO SEBASTIAN F	Building Count	1

Current Value

Appraisal	
Valuation Year	Total
2013	\$498,140

Assessment	
Valuation Year	Total
2013	\$348,700

Owner of Record

Owner	MARINO SEBASTIAN F	Sale Price	\$0
Co-Owner		Book & Page	1733/ 703
Address	314 NE 5TH AVE DANIA, FL 33004	Sale Date	08/09/2011

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
MARINO SEBASTIAN F	\$0	435/ 212	02/13/1975

Building Information

Building 1 : Section 1

Year Built: 1974
Living Area: 7140
Building Percent Good: 57

Building Attributes	
Field	Description
STYLE	Office/Warehs
Stories	1

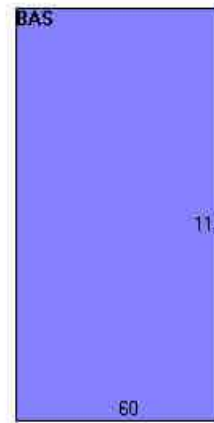
Occupancy	1
Exterior Wall 1	Concrete
Exterior Wall 2	Brick Veneer
Roof Structure	Flat
Roof Cover	Tar and Gravel
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Concrete
Interior Floor 2	Vinyl
Heating Fuel	Gas
Heating Type	Forced Air
AC Type	Partial
Heat/AC	Heat/AC Split
Frame Type	Masonry
Baths/Plumbing	Average
Ceiling/Walls	Typical
Rooms/Prtns	Average
Wall Height	12

Building Photo



(http://images.vgsi.com/photos/MiddletownCTPhotos/\\00\02\

Building Layout



Building Sub-Areas			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	7140	7140
		7140	7140

Extra Features

Extra Features			<u>Legend</u>
Code	Description	Size	Bldg #
A/C	Air Condition	3600 UNITS	1

Land

Land Use

Use Code 201

Land Line Valuation

Size (Acres) 1.11

Description Commercial Improv
Zone MX

Depth 0

Outbuildings

Outbuildings					<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Bldg #
PAV1	Paving	AS	Asphalt	9286 UNITS	1
PAV2	Paving	CN	Concrete	17930 UNITS	1

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City of Middletown, CT

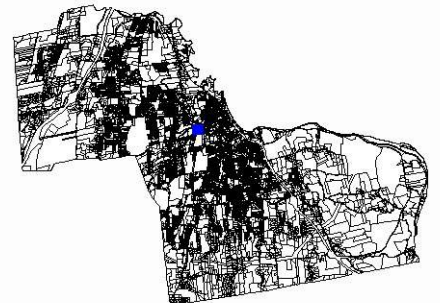


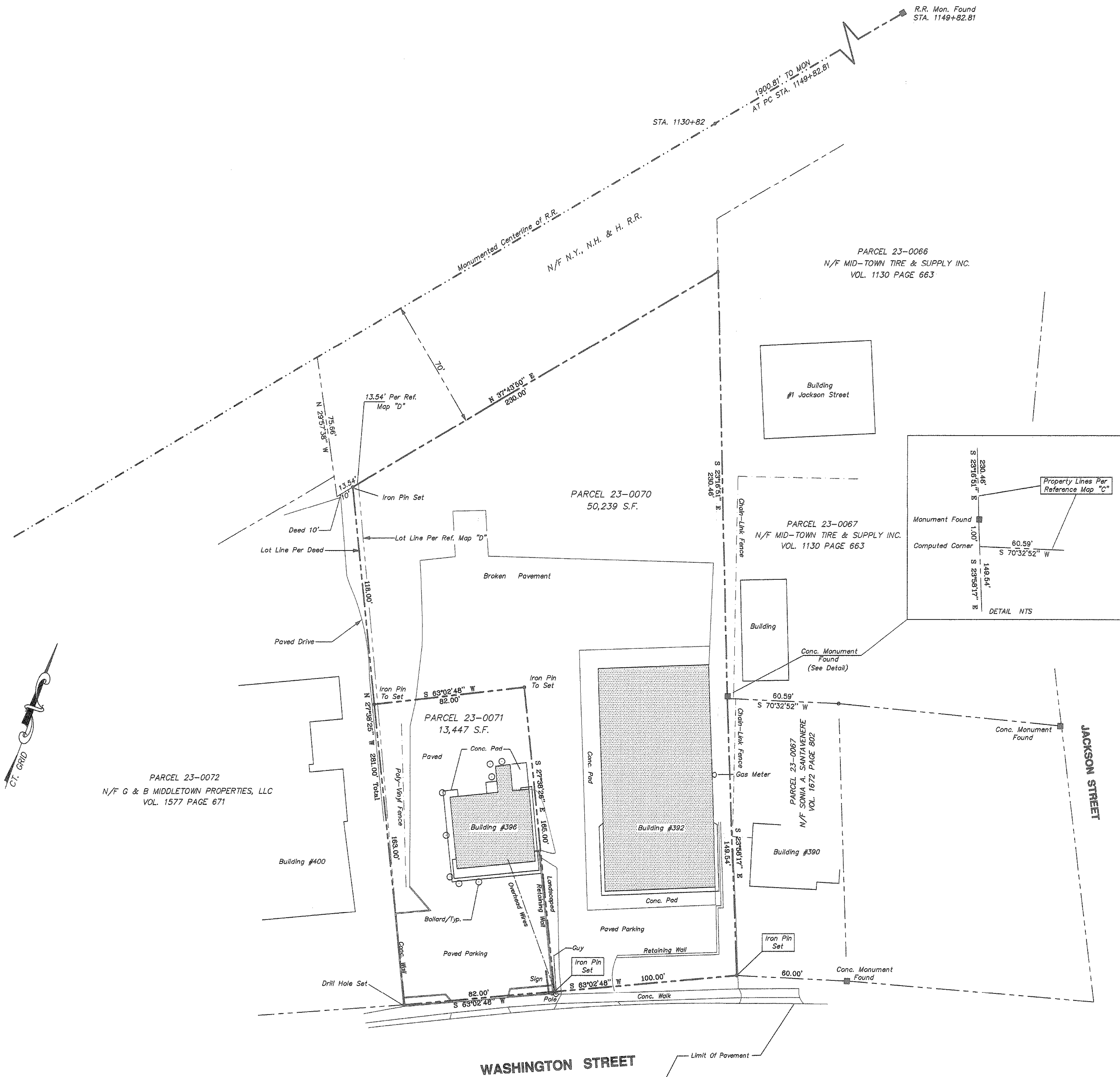
Property ID: 23-0070
Location: 392 WASHINGTON ST
Owner: MARINO SEBASTIAN F



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Because of different update schedules, current property assessments may not reflect recent changes to property boundaries. Check with the Board of Assessors to confirm boundaries uses at the time of assessment.





SURVEY NOTES:

This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996.

The type of survey prepared is a PROPERTY/BOUNDARY SURVEY.

Boundary determination is based on a DEPENDENT RESURVEY.

This survey conforms to a "CLASS A-2" SURVEY.

REFERENCE MAPS:

A.) ASSESSORS MAP 23 PARCEL 23-0070 & 23-0071.

B.) "PLAT OF PROPERTY OF MRS. EVELYN Q. JACKSON, ON WASHINGTON STREET, MIDDLETOWN, CONN. JAN. 17th 1902 - E.P.AUGER, SURVEYOR." MAP #143 MIDDLETOWN LAND RECORDS.

C.) "BOUNDARY SURVEY & LOT LINE REVISION FOR CLARA MAY CORLEY JACKSON STREET MIDDLETOWN, CONN. SCALE: 1"=40' DATE: NOV. 17, 1994 " BY DAVID A. WHITE L.S. MAP #4-95 MIDDLETOWN LAND RECORDS.

D.) "PLOT PLAN PREPARED FOR HOWARD P. CHAMBERLAIN AND ROBERT M. SPITZLER MIDDLETOWN, CT, SCALE: 1"=40' DATE: 5-17-79 REV. 1-17-83" BY LUCHES & BECKERMAN GLASTONBURY, CONN. MAP #67-2 MIDDLETOWN LAND RECORDS.

RECORD OWNERS:

PARCEL 23-0070 MARINO REALTY ASSOCIATES, LLC

PARCEL 23-0071 MARINO REALTY ASSOCIATES, LLC

GENERAL NOTES:

1.) AREA = PARCEL 23-0070 50,239 S.F. OR 1.153 ACRES
PARCEL 23-0071 13,447 S.F. OR 0.309 ACRES

2.) BEARINGS AND COORDINATE VALUES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM HOLDING THE FOLLOWING STATIONS:

STATION	2530	N-264,672.99	2529	N-264,355.26
		E-625,073.87		E-624,312.09

3.) IRON PIN SET INDICATES 5/8" REBAR.

PROPERTY/BOUNDARY SURVEY

- PREPARED FOR -

**PROPERTIES KNOWN AS
392 & 396 WASHINGTON STREET
MIDDLETOWN, CONNECTICUT
JULY 12, 2011**



Scale 1" = 30'

JACKOWIAK LAND SURVEYING

Robert F. Jackowiak LS
26 Greenlawn Road
Middletown, Connecticut 06457
860.346.6577

To my knowledge and belief, this survey is substantially correct as noted hereon.

Not valid without embossed seal affixed hereon.

Robert F. Jackowiak LS18858
26 Greenlawn Road
Middletown, CT. 06457

PRELIMINARY - FOR REVIEW