

# FOR SALE

## REDEVELOPMENT OPPORTUNITY

142 Main Street South Bethlehem, CT 06751



### PROPERTY DESCRIPTION

Now available in Bethlehem, CT. Former service garage property on CT Route 61, also known as Main Street South. Solid block and brick veneer structure with a sloped asphalt shingle roof over the four repair bays and a membrane roof over the office area. There is a remediation shed on the property and more environmental information is forthcoming. The property is offered in "as is, where is" condition including several old boats. The property is subject to probate court approval. Interested parties should conduct a drive by viewing and most importantly visit Town Hall and inform them of your plans for the property to ensure it aligns with the town's vision. NEW - \$10,000 unallocated credit at closing.

### PROPERTY HIGHLIGHTS

- Solid block building
- 4 overhead doors
- Main Street frontage
- Flexible zoning
- Needs Probate approval

### OFFERING SUMMARY

|                  |           |
|------------------|-----------|
| Sale Price:      | \$360,000 |
| Number of Units: | 1         |
| Lot Size:        | 0.5 Acres |
| Building Size:   | 2,847 SF  |

| DEMOGRAPHICS      | 3 MILES   | 5 MILES   | 10 MILES  |
|-------------------|-----------|-----------|-----------|
| Total Households  | 2,046     | 6,368     | 49,073    |
| Total Population  | 5,170     | 16,406    | 122,016   |
| Average HH Income | \$148,061 | \$147,758 | \$117,198 |

**Mario Longobucco**  
(860) 307-5945



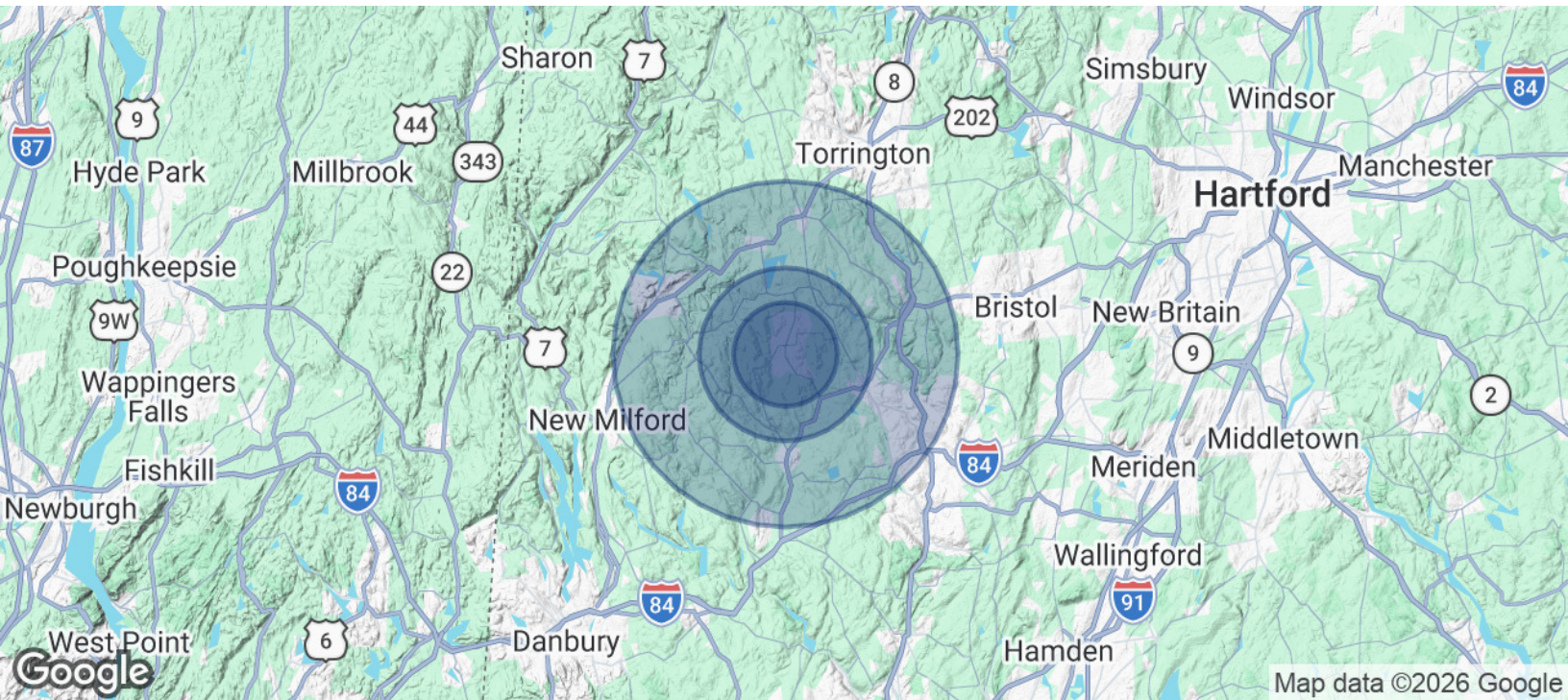
**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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### POPULATION

|                      | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population     | 5,170   | 16,406  | 122,016  |
| Average Age          | 48.3    | 48.3    | 44.6     |
| Average Age (Male)   | 48.7    | 49.3    | 43.3     |
| Average Age (Female) | 47.9    | 48.4    | 45.5     |

### HOUSEHOLDS & INCOME

|                     | 3 MILES   | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,046     | 6,368     | 49,073    |
| # of Persons per HH | 2.5       | 2.6       | 2.5       |
| Average HH Income   | \$148,061 | \$147,758 | \$117,198 |
| Average House Value | \$414,885 | \$409,022 | \$365,189 |

2023 American Community Survey (ACS)

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