

WILLIAM RAVEIS

Presented by



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657 Silas Deane Highway, #C, Wethersfield, CT, 06109 | \$25

Prime commercial space available in the highly visible Gugliotti's plaza located along the busy Silas Deane Highway retail corridor. This approximately 4, 800 square foot space offers a wide-open layout with 12-foot ceilings and is currently in shell condition, allowing a tenant to design and build out the space to suit their specific business needs. The property is zoned Town Center (TC), which allows for a wide range of commercial uses including retail, professional office, medical, health and wellness, fitness, educational or service-related businesses. The building has recently undergone renovations and is part of a well-maintained multi-tenant property with strong visibility, easy access, and ample on-site parking. Positioned within one of the area's most active commercial corridors with strong daily traffic counts and convenient access to major highways. Excellent opportunity for a business seeking a customizable space in a high-traffic, central location. Tenant is responsible for their proportionate share of the total building square footage, including taxes, insurance, exterior maintenance, interior maintenance, and all utilities. More information: Silas Deane Highway is a major retail corridor with ~20, 000+ vehicles/day traffic connecting Hartford to Middletown with strong surrounding retail recognition such as Marshalls/HomeGoods, Ulta Beauty, Starbucks, Planet Fitness, and Ocean State Job Lot, which helps drive retail traffic in the area.

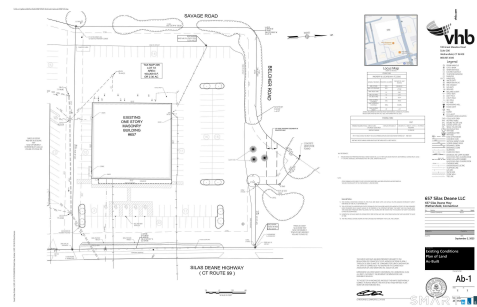
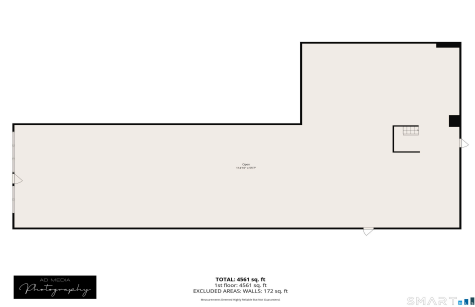
Features

- **Current Use:** Vacant
- **Permitted Use:** Education, Medical, Office, Retail, Restaurant
- **Utilities:** Electric Available,Phone Available,Cable Available,Underground Required
- **Garage:** Paved,Parking Lot
- **Parking:** 116-car
- **Heating:** No Heat
- **Cooling:** None
- **Units:** 4
- **Zoning:** TC
- **Frontage:** U.S. Highway
- **Year Built:** 1951
- **Approx Sq. Feet:** 4,800
- **Acreage:** 2.3
- **Lot Desc:** Level Lot
- **Lease Term Type:** Per SqFt/Per Year
- **MLS#:** 24159174
- **Website:** https://www.raveis.com/raveis/24159174/657silasdeanehighway_wethersfield_ct?source=qrflyer

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William Raveis Family of Services

Our family of companies partner in delivering quality services in a one-stop-shopping environment. Together, we integrate the most comprehensive real estate, mortgage and insurance services available to fulfill your specific real estate needs.



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Sales Vice President
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Our family of companies offer our clients a new level of full-service real estate. We shall:

- Market your home to realize a quick sale at the best possible price
- Place up to 20+ photos of your home on our website, raveis.com
- Provide frequent communication and tracking reports showing the Internet views your home received on raveis.com
- Showcase your home on raveis.com with a larger and more prominent format
- Give you the full resources and strength of William Raveis Real Estate, Mortgage & Insurance and our cutting-edge technology

To learn more about our credentials, visit raveis.com today.



Russell Baboff
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Russell.Baboff@raveis.com

Our Executive Mortgage Banker:

- Is available to meet with you in our office, your home or office, evenings or weekends
- Offers you pre-approval in minutes!
- Provides a guaranteed closing date that meets your needs
- Has access to hundreds of loan programs, all at competitive rates
- Is in constant contact with a full processing, underwriting, and closing staff to ensure an efficient transaction



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Brian Kelly
Insurance Sales Director, William Raveis Insurance
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Our Insurance Division:

- Will Provide a home insurance quote within 24 hours
- Offers full-service coverage such as Homeowner's, Auto, Life, Renter's, Flood and Valuable Items
- Partners with major insurance companies including Chubb, Kemper Unitrin, The Hartford, Progressive, Encompass, Travelers, Fireman's Fund, Middleoak Mutual, One Beacon and American Reliable



Ray Cashen
President, William Raveis Attorney Network
203.925.4590

For homebuyers and sellers, our Attorney Network:

- Consult on purchase/sale and financing issues, reviews and prepares the sale agreement, fulfills lender requirements, sets up escrows and title insurance, coordinates closing documents
- Offers one-stop shopping; to satisfy closing, title, and insurance needs in a single consolidated experience
- Offers access to experienced closing attorneys at competitive rates

- Streamlines the process as a direct result of the established synergies among the William Raveis Family of Companies
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WILLIAM RAVEIS MORTGAGE



657 Silas Deane Highway, #C,
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	5/6 (30 Yr) Adjustable Rate Conforming*	30 Year Fixed-Rate Conforming	15 Year Fixed-Rate Conforming
Loan Amount	\$20	\$20	\$20
Term	360 months	360 months	180 months
Initial Interest Rate**	6.250%	6.490%	5.750%
Interest Rate based on Index + Margin	8.125%		
Annual Percentage Rate	6.474%	6.640%	5.972%
Monthly Tax Payment	N/A	N/A	N/A
H/O Insurance Payment	\$75	\$75	\$75
Initial Principal & Interest Pmt	\$0	\$0	\$0
Total Monthly Payment	\$75	\$75	\$75

* The Initial Interest Rate and Initial Principal & Interest Payment are fixed for the first and adjust every six months thereafter for the remainder of the loan term. The Interest Rate and annual percentage rate may increase after consummation. The Index for this product is the SOFR. The margin for this adjustable rate mortgage may vary with your unique credit history, and terms of your loan.

** Mortgage Rates are subject to change, loan amount and product restrictions and may not be available for your specific transaction at commitment or closing. Rates, and the margin for adjustable rate mortgages [if applicable], are subject to change without prior notice.

The rates and Annual Percentage Rate (APR) cited above may be only samples for the purpose of calculating payments and are based upon the following assumptions: minimum credit score of 740, 20% down payment (e.g. \$20,000 down on a \$100,000 purchase price), \$1,950 in finance charges, and 30 days prepaid interest, 1 point, 30 day rate lock. The rates and APR will vary depending upon your unique credit history and the terms of your loan, e.g. the actual down payment percentages, points and fees for your transaction. Property taxes and homeowner's insurance are estimates and subject to change.

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CT Mortgage Correspondent Lender License 15524