



KNG
REALTY

(959) CALL-KNG

FOR SALE



54 WASHINGTON ST MIDDLETOWN CT

FULLY APPROVED 18 UNIT RESIDENTIAL COMPLEX

12,288 SF | 18-UNIT MULTIFAMILY CONVERSION

HIGHLIGHTS

- BUILDING PERMITS IN PLACE TO CONVERT THE PROPERTY INTO AN 18-UNIT RESIDENTIAL BUILDING.
- ENGINEERING, ELECTRICAL, AND PLUMBING PLANS ARE **COMPLETED** AND STAMPED.
- WALKABLE TO MAIN STREET AMENITIES, DINING, AND RETAIL, **DRIVING TENANT DEMAND.**
- TOWN-APPROVED PARKING PERMIT PROGRAM ALLOWS RESIDENTS TO PURCHASE DOWNTOWN PARKING
- IDEAL FOR A MULTIFAMILY DEVELOPER, OR VALUE-ADD INVESTOR

VALUE - ADD MULTIFAMILY
REDEVELOPMENT OPPORTUNITY



KEN GINSBERG | KEN@KNGREALTY.COM | 203-376-6266

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INVESTMENT OPPORTUNITY

THIS OFFERING PRESENTS A RARE OPPORTUNITY TO ACQUIRE A BUILDING PERMIT ISSUED MULTIFAMILY REDEVELOPMENT IN ONE OF CONNECTICUT'S MOST VIBRANT DOWNTOWNS. WITH APPROVALS SECURED AND STRONG MARKET FUNDAMENTALS, INVESTORS CAN MOVE DIRECTLY INTO CONSTRUCTION AND LEASE-UP.

PROPERTY FEATURES

EXISTING STRUCTURE WITH CHARACTER - FORMER ITALIAN AMERICAN CLUB
ZONING APPROVAL & BUILDING PERMIT IN PLACE - ELIMINATES ENTITLEMENT RISK
APPROVED PARKING PLAN - ALLOWS RESIDENTS TO PURCHASE DOWNTOWN PARKING.
FLEXIBLE UNIT LAYOUT POTENTIAL - OPTIMIZE FOR MARKET RENTS AND TENANT DEMAND

ASKING PRICE **\$1,000,000**

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