

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

PROPERTY HIGHLIGHTS

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

OFFERING SUMMARY

Sale Price:	\$525,000
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

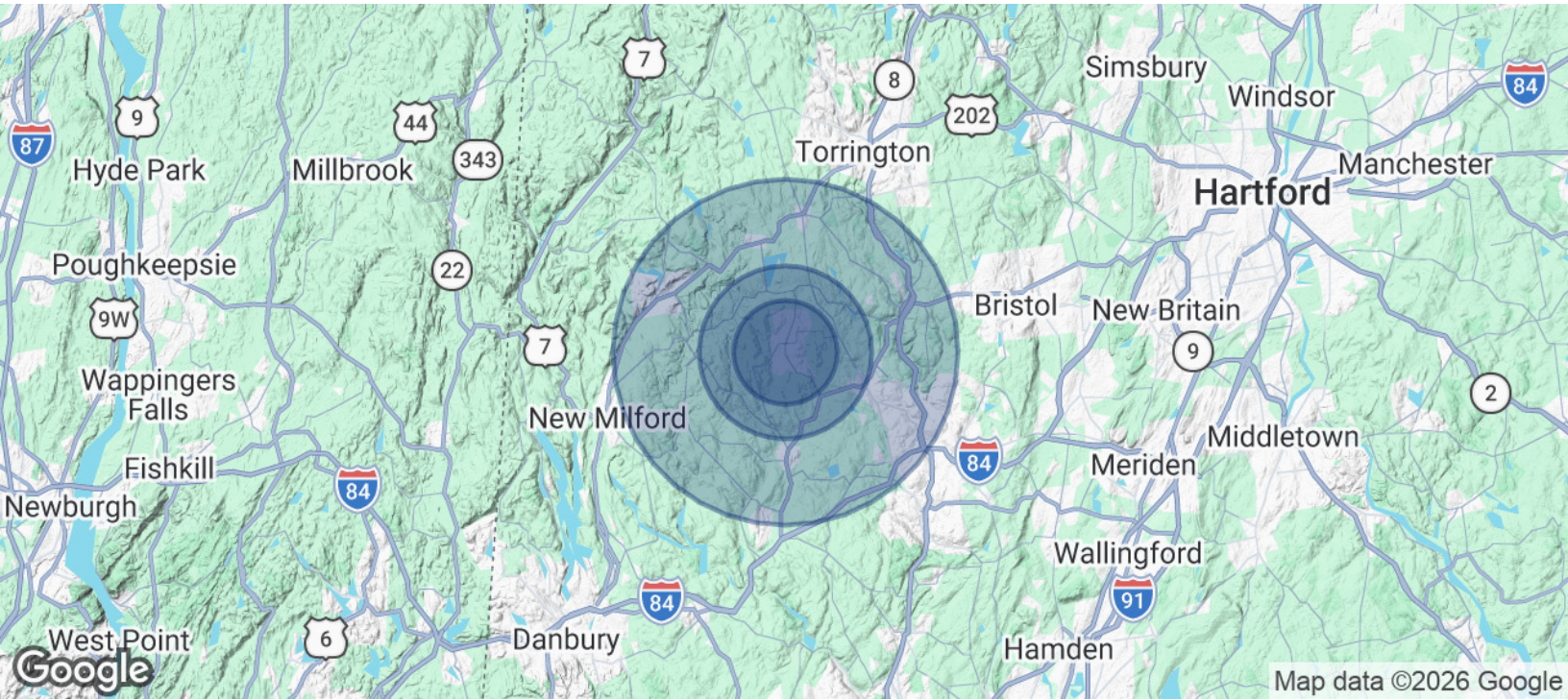


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,170	16,406	122,016
Average Age	48.3	48.3	44.6
Average Age (Male)	48.7	49.3	43.3
Average Age (Female)	47.9	48.4	45.5

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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