

# SALE

## 144 S MAIN ST

144 S Main St Wallingford, CT 06492



### PROPERTY DESCRIPTION

Bank Owned Value-add opportunity in the heart of Wallingford! Three-story former office building consisting of approximately 6,000 SF located in the CLB Zone. Property offers potential for redevelopment, repositioning, or continued office use, subject to municipal approvals. Conveniently located with easy access to major highways, walk to downtown Wallingford, and surrounding commercial amenities. Property is being sold strictly AS-IS. The property will not qualify for conventional financing. Buyer to perform all due diligence regarding zoning, parking, permitted uses, building condition, title, and any other matters deemed important. Seller and listing broker make no representations or warranties. Excellent opportunity for investors, developers, or owner-users seeking a value-add asset in a desirable Wallingford location.

### OFFERING SUMMARY

Sale Price:	\$495,000
Number of Units:	5
Lot Size:	4,354 SF
Building Size:	5,990 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	524	2,380	5,587
Total Population	1,178	4,742	11,713
Average HH Income	\$141,623	\$102,586	\$101,694

**Tom Cavaliere**  
(203) 907-7800

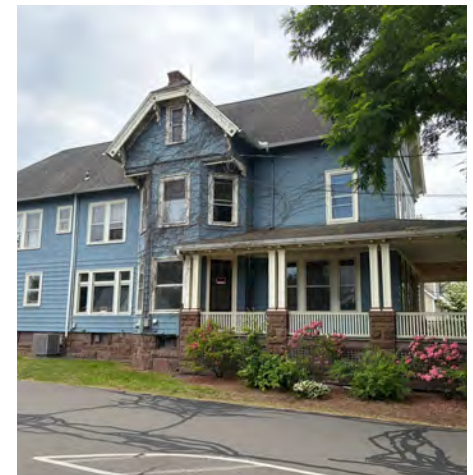


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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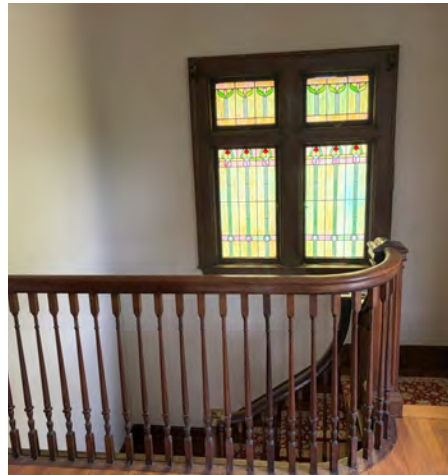
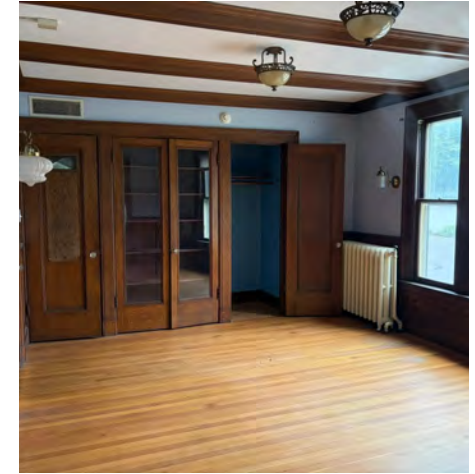


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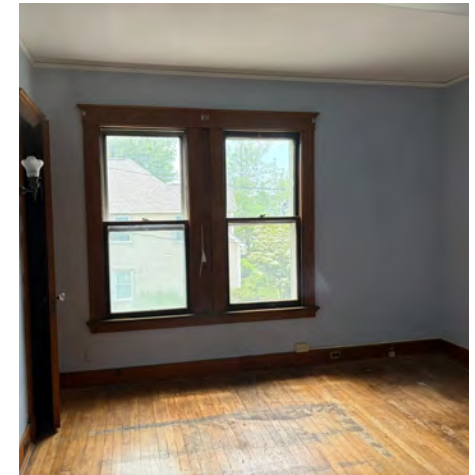
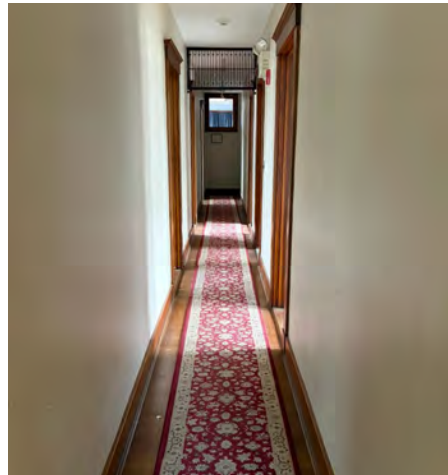
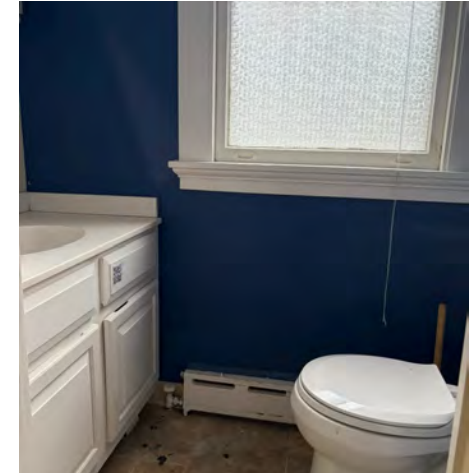
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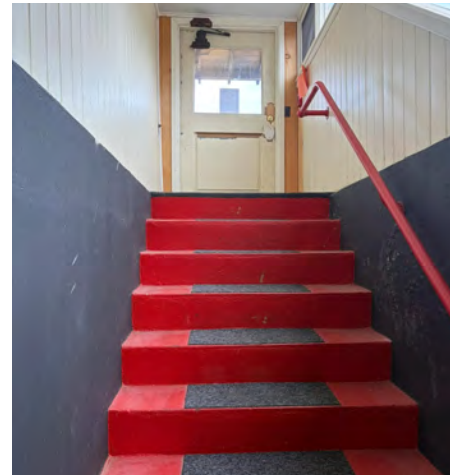
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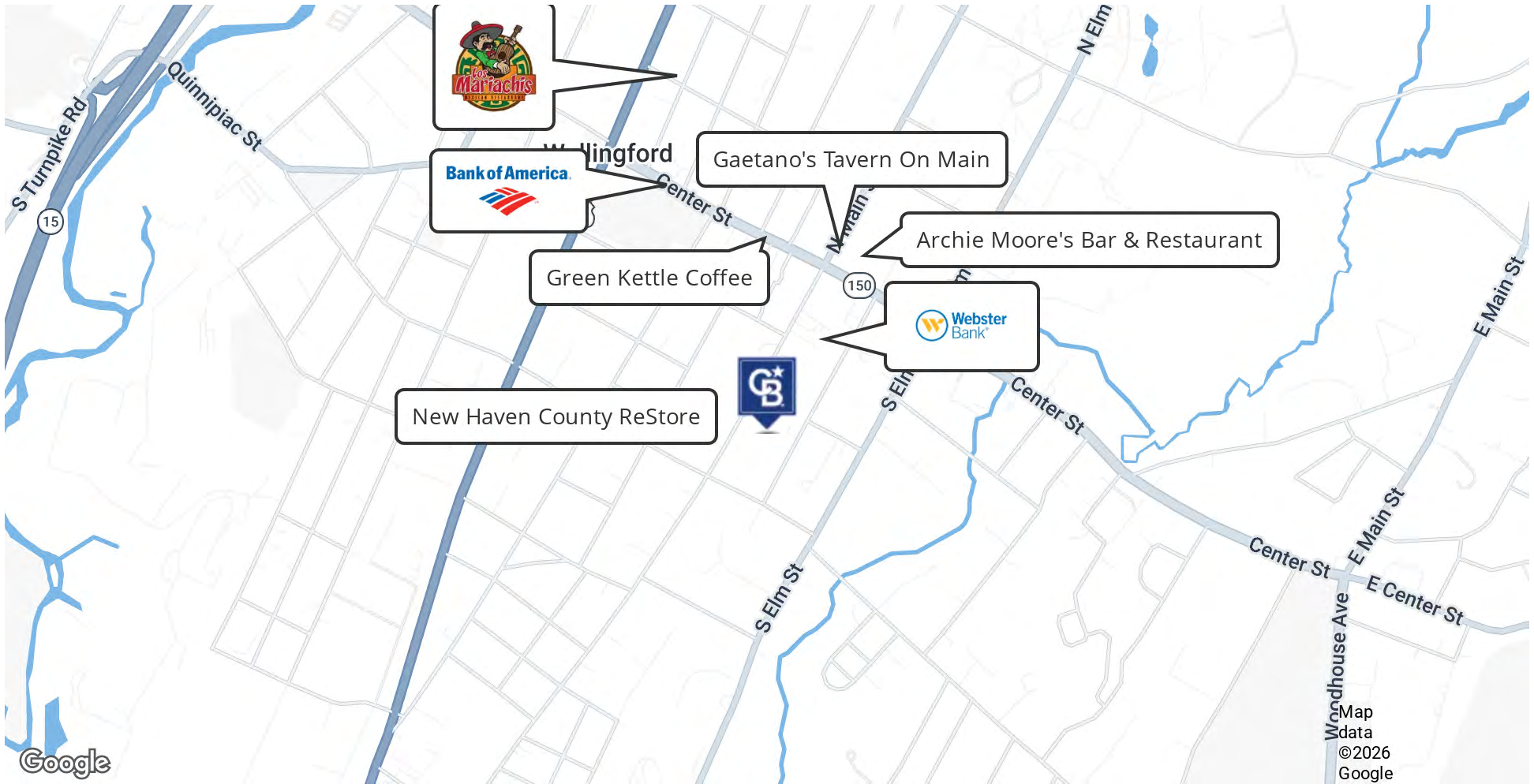


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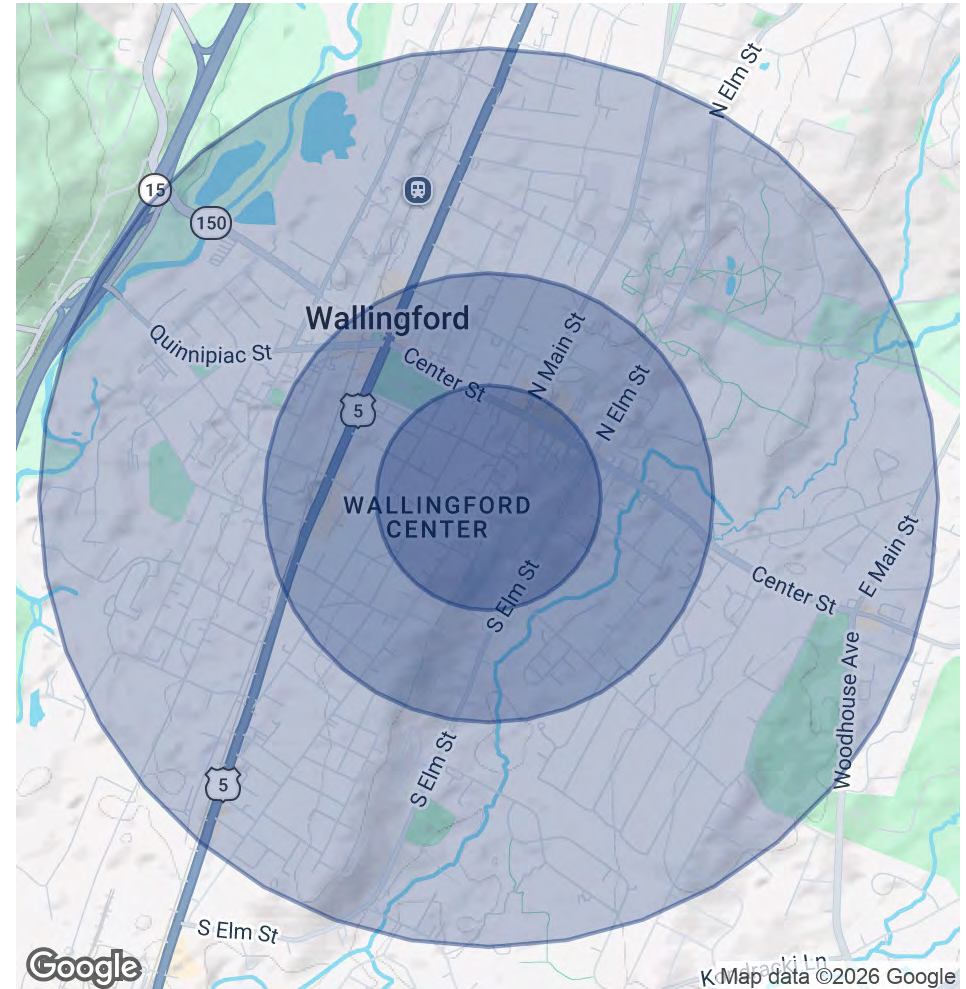
144 S Main St Wallingford, CT 06492

<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,178	4,742	11,713
Average Age	40.5	41.1	41.5
Average Age (Male)	35.5	38.9	38.9
Average Age (Female)	46	43.8	46.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	524	2,380	5,587
# of Persons per HH	2.2	2	2.1
Average HH Income	\$141,623	\$102,586	\$101,694
Average House Value	\$311,225	\$295,467	\$293,766

2023 American Community Survey (ACS)



**Tom Cavaliere**  
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**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

144 S. Main Street, Wallingford, CT 06492

\$495,000



<b>Active</b>		<b>Investment, Office, Residential Income</b>	
<b>Commercial For Sale</b>		DOM / CDOM:	<b>3 / 3</b>
Listing ID :	<b>24183284</b>	County:	<b>New Haven</b>
Parcel Number:	<b>2046195</b>	Neighborhood:	<b>N/A</b>
		Complex Name:	
		Is also for Sale/Lease:	<b>/</b>

**Overview**

**Bank Owned Value-add opportunity in the heart of Wallingford! Three-story former office building consisting of approximately 6,000 SF located in the CLB Zone. Property offers potential for redevelopment, repositioning, or continued office use, subject to municipal approvals. Conveniently located with easy access to major highways, walk to downtown Wallingford, and surrounding commercial amenities. Property is being sold strictly AS-IS. The property will not qualify for conventional financing. Buyer to perform all due diligence regarding zoning, parking, permitted uses, building condition, title, and any other matters deemed important. Seller and listing broker make no representations or warranties. Excellent opportunity for investors, developers, or owner-users seeking a value-add asset in a desirable Wallingford location.**

**Structural/Parking Information**

Year Built:	<b>1898</b>	Construction:	<b>Frame</b>
Number of Stories:		Roof:	<b>Asphalt Shingle</b>
Number of Units:	<b>1</b>	Foundation:	<b>Wood</b>
Number of Tenants:		Flooring:	
ADA Compliant/Handicap Features:	<b>/Ramps</b>	Ceiling Height:	
SqFt/SqFt Source:	<b>6,790/Public Records</b>	# of Restrooms:	
Space is Subdividable:		# of Loading Docks:	
Covered Parking Space:		# of Overhead Doors:	
Uncovered Parking Space:		Office SqFt:	
Total Parking Spaces:	<b>0</b>	Retail SqFt:	
Parking Spaces per 1,000 SqFt:		Industrial SqFt:	
Garage/Parking Info:	<b>0 Total Spaces</b>	Warehouse SqFt:	
Commercial Features:		Residential SqFt:	
Exterior Features:	<b>Sidewalk</b>	Additional Space Available YN:	

**Building Information**

Present Use:		Tax Year:	<b>July 2025-June 2026</b>
Potential Use:		Taxes:	<b>\$6,614</b>
Business Included:		Tax District Amount:	
Assessment:	<b>\$</b>	Gross Annual Income:	
Mil Rate:	<b>29.34</b>	Gross Annual Expense:	
		Net Operating Income:	

**Units**

Type Unit	# Unit	Full Baths	Part Baths	Avg Sqft	Avg Month Rent	# Vacant	Appliances Included
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**Utility Information**

Heat Type/Fuel:	<b>Hot Water/Natural Gas</b>	Available Utilities:	<b>Electric</b>
Cooling:	<b>Central Air, Zoned</b>	Electric Voltage:	
Hot Water System:		Electric Amperage:	
Water Service:	<b>Public Water Connected</b>	Electric Phases:	
Sewage System:	<b>Public Sewer Connected</b>	# of Electrical Services:	
Annual Sewer Fee/Assessment:			

**Lot & Location**

Acres:	<b>0.10</b>	Lot Description:	<b>Level Lot</b>
Zoning:	<b>CLB</b>	In Flood Zone:	<b>No</b>
Location:	<b>Highway Access</b>	Elevation Certificate:	
Road Frontage Description:	<b>Municipal Street</b>	Available Documents:	<b>None</b>
Road Frontage Feet Approx:		Traffic Count:	

Walk Score® : 76 Very Walkable - Most errands can be accomplished on foot

**Listing Information**

Directions: **Rt 5 to Rt 150 to S. Main Street**  
Sign: **Yes**

Acceptable Financing:  
Date Available: **Negot**  
Potential Short Sale / Comments: **No /**  
The following items are not included in this sale:

**Property Management**

Property Management Type:  
Property Management Company:  
Property Management Company Phone:

Property Manager:  
Property Manager Phone/Email: **/**

**Marketing History**

List Price: **\$495,000**  
Previous List Price: **\$495,000**  
Original List Price: **\$495,000**  
Price Last Updated:  
List Price as % of Assessed Value: **181%**

Entered in MLS: **06/12/2026**  
Contract Effective Date: **06/12/2026**  
Start Marketing Date: **06/12/2026**  
Listing Last Updated: **06/12/2026**  
Sale Financing:

Information contained in this SmartMLS listing has been compiled from various sources, all of which may not be completely accurate. SmartMLS makes no warranty or representation as to the accuracy of listing information. All information that influences a decision to purchase a listed property should be independently verified by the purchaser. Copyright 2026 SmartMLS, Inc. All Rights Reserved.

Prepared By: Tom Cavaliere Lic.#:REB.0110396 | Coldwell Banker Realty | Office: (203) 795-6000 | 06/15/2026 12:00 PM

**§4.4 (A) CENTRAL LIMITED BUSINESS DISTRICT (CLB)**

01/20/91

Purpose - To allow for the limited and controlled use of land for professional offices and multi-family dwelling units (11/17/07) while maintaining the residential character of the structures and properties within the district.

A. The following uses are permitted:

1. Any use permitted in §4.1.B. 10/18/01

B. The following uses are permitted subject to Site Plan Approval and the following conditions except as per §4.4.(A)C.4: 03/17/91

a. The residential character of existing buildings and additions must be maintained as per §4.4.E.

b. The gross floor area of any dwelling unit (11/17/07) must be a minimum of 300 sq. ft.

c. No exterior change shall be made to the existing front of any existing principal dwelling. Additions into side yard areas will be permitted.

1. Professional, business, medical and dental offices, funeral homes, credit unions and multi-family dwelling units (11/17/07) located in existing structures. 09/17/05

2. Bed and Breakfast Inns subject to the following conditions:

a. The structure shall be owner occupied or have an innkeeper on premise All applications under this section shall include a listing of all the rooms in the house and which rooms shall be used as guest bedrooms and which shall be used as the owner's/innkeeper's bedroom(s). The maximum occupancy shall be sixteen (16) guests. 03/17/12 10/16/09

b. The residential and historic character and existing architectural detail of the structure shall not be changed.

c. Additions to the structure to accommodate the bed and breakfast activity shall be limited to not more than 20% of the total floor area of the dwelling. After the initial application is approved and the use is established, any subsequent physical addition to the structure or further expansion of the use within the existing structure, beyond the rooms designated as guest bedrooms in the original application, shall require a new application under this section to approve the increased use.

d. The applicant shall present evidence that the proposed use would be in conformance with the requirements of the Wallingford Health Department as to public sewerage and public water supply.

e. Off-street parking shall be provided in accordance with §6.11. All such off-street parking shall be substantially screened with a landscape screen at least six feet wide, planted with a mixture of evergreens and deciduous trees and shrubs, with shall be maintained in proper order.

f. Signs shall be permitted in accordance with §6.9.

g. Meals may be served only to the occupants of the dwelling and overnight guests at the bed and breakfast.

h. Additional emergency exits required by the Fire Marshal and/or the Building Inspector shall be designed for the side and/or rear yard and shall be made to appear to be part of the original structure.

i. Rear yard landscaping shall comprise at least 25% of the rear yard area. 10/18/01

3. Additions to any existing structure for any use listed in §4.4(A)B.1. 03/14/98

C. The following permitted uses require approval of a Special Permit in accordance with §7.5:

1. A municipal building, telephone exchange, transformer substation, sewer or water pumping station, with no outside service yards or outside storage of supplies.
2. Educational, religious, or philanthropic use by a non-profit corporation or governmental unit, excluding correctional institutions. 10/02/94
3. Uses in this zoning district generating 100 peak hour vehicle trips or more using the standards set forth in the most recent addition of Trip Generation, ITE, or a more accurate source, if available, subject to the following: 04/16/94 08/10/86 10/18/03
  - a. Submission of a traffic impact analysis containing present roadway conditions, existing roadway capacity, existing and projected traffic volumes (ADT, Peak A.M. and Peak P.M.), existing and projected volume ratios, existing and projected levels of service, existing and proposed sight lines, site generated traffic and traffic distributions, and traffic accident experience.
  - b. A traffic impact analysis will be required: 05/17/96
    1. For an addition to an existing use, which use is now under the provisions of this section, and
    2. When an addition to an existing use brings that use under the provision of this section.
  - c. No traffic impact analysis or Special Permit will be required for an addition to an existing Special Permit use if the addition generates 25 peak hour vehicle trips or less. This provision shall be permitted to be used one time over the life of the use on a specific site.
  - d. In all cases in which the Commission feels that a peer review of the applicant's traffic impact analysis is warranted, the applicant shall be required to reimburse the Town for the cost of the peer review. This payment shall be made to the Town prior to the decision by the Commission on the application.
4. Multi-family dwelling (11/17/07) conversions on any property where a legal non-conforming use exists at the time of application regardless of whether or not such a conversion results in a reduction or elimination of the legal non-conforming uses. 03/17/91
5. Adaptive Re-use to Multi-Family as per §6.16. 09/19/92
6. Excavation and filling of land as per §6.10. 09/19/92
7. Deleted 11/17/07

D. The following accessory uses are permitted:

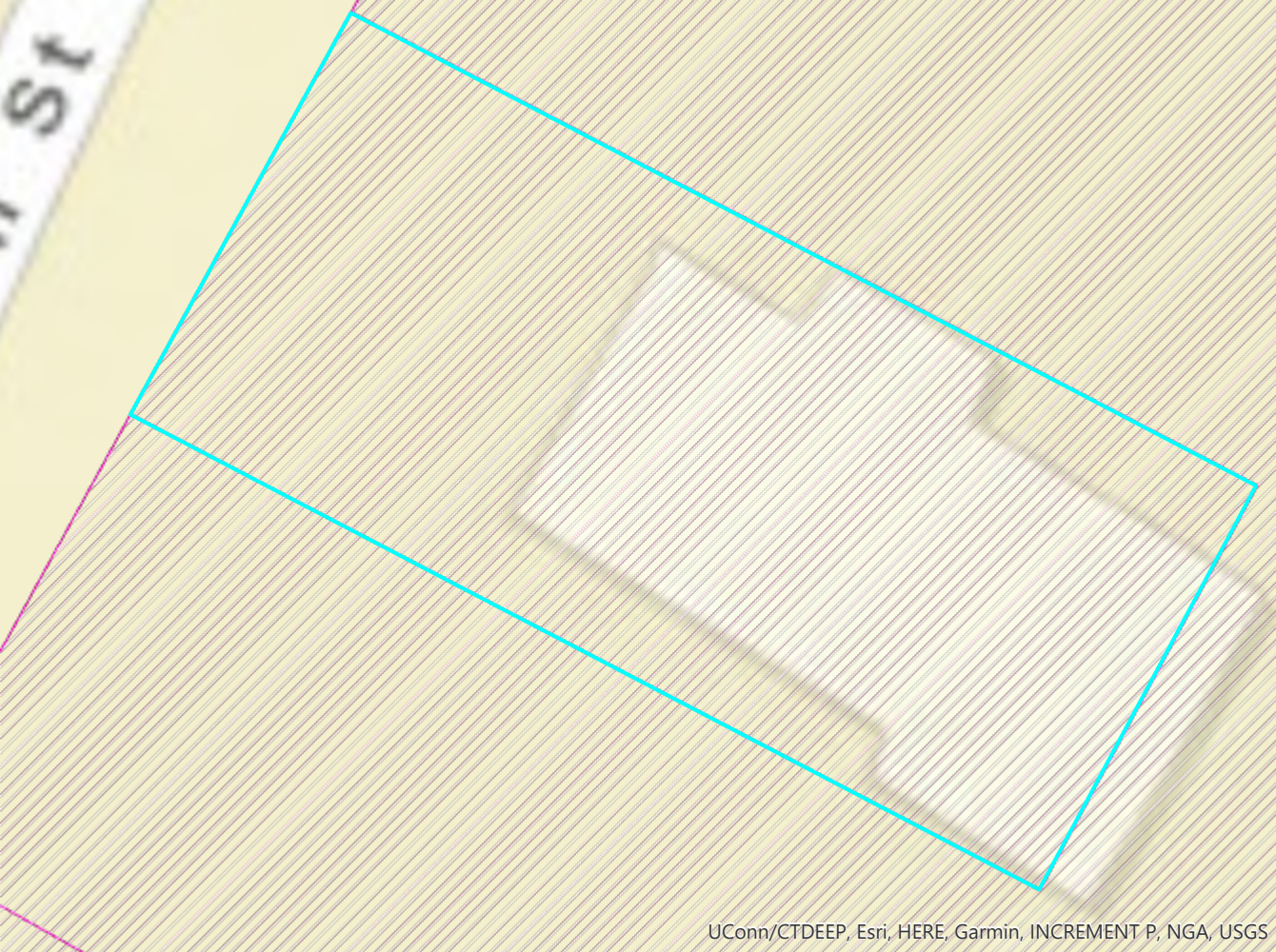
1. Accessory uses customarily incidental to a permitted use.
2. Signs in accordance with §6.9.0.3.
3. Off-street parking in accordance with §6.11. Parking must be located to the rear of the building.
4. Landscaping and buffer areas in accordance with §6.14.
5. Accessory buildings as per §6.2.B. 09/19/92

E. Architectural Design - The scale and mass of buildings and other structures, including, among other elements, the exterior building material, color, roofline, and building elevations shall be of such character as to harmonize and be compatible with other buildings in the district, and to preserve and improve the appearance and beauty of the community.

F. The following uses require a Special Exception from the ZBA:

1. Child Day Care Centers.
2. Group Day Care Homes.
3. Nursery Schools.

- G. The following uses are permitted and do not require any zoning approval:
  - 1. Mobile Food Vendor provided all of the following conditions are met:
    - a. Will not be located/parked on a property for more than ten (10) consecutive days; AND
    - b. Will not be located/parked on a property for more than twenty (20) days in any 365-day period. 06/14/14



15



**144 South Main Street,  
Wallingford**

**Disclaimer Regarding Provided Documents**

**The documents and information provided are being made available solely for the convenience of prospective purchasers and interested parties. Neither the Seller nor the Listing Broker makes any representation or warranty, express or implied, regarding the accuracy, completeness, or current validity of any information contained therein.**

**Prospective purchasers are strongly encouraged to conduct their own independent investigation and due diligence concerning the property, including but not limited to zoning, permits, environmental matters, leases, financial information, surveys, title matters, and all other aspects of the property. Purchasers should consult with their own attorneys, accountants, engineers, inspectors, and other professional advisors regarding any information provided.**

**Any reliance upon the information or documents provided is solely at the recipient's own risk. The Listing Broker and Seller expressly disclaim any liability arising from the use of or reliance upon such information.**



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BK 1406 PG 1043-1044

C 248-WARRANTY DEED IND. OR CORP.  
METRODOT SURVIVORSHIP

WARRANTY DEED

To all People to Whom these Presents shall Come. Greeting:

Know Ye, That **THE AMERICAN NATIONAL RED CROSS**, a nonprofit corporation, a Federally chartered instrumentality of the United States and, a body corporate and politic under the Laws of the United States (36 U.S.C. §§300101-300111) hereinafter referred to as **GRANTOR** for the consideration of **THREE HUNDRED NINE THOUSAND and 00/100 (\$309,000.00) DOLLARS** paid, received to the full satisfaction of the Grantor from **TWELVE SQUARE, LLP**, a Limited Liability Partnership, organized under the laws of the State of Connecticut of 401 Center Street, Wallingford, Connecticut, hereinafter designated as the "Grantee", does hereby give, grant, bargain, sell convey to the Grantee, and to the Grantee's successors and assigns forever, No. 144 South Main Street, Wallingford, Connecticut, bounded and described as follows:

All that certain piece or parcel of land with buildings thereon, sometimes known as 144 South Main Street, Wallingford, Connecticut and shown as "To Be Conveyed" on that certain map entitled "Map Showing Property of B.P.O. Elks Inc., Lodge 1365, South Main Street, Wallingford, Connecticut Scale: 1" = 40' Date: April 4, 1975" certified substantially correct by Leon J. Kwiatkowski Conn. Reg. L.S. 8509, which map is to be filed in the office of the Town Clerk, Wallingford, Connecticut.

Said premises are further bounded and described as follows:

- WEST: by South Main Street, as shown on said map, 44.11 feet;
- NORTH: by land of Wallingford Connecticut Lodge No. 1365 B.P.O. Elks, Inc., as shown on said map, 98.50 feet;
- EAST: by land of Wallingford Connecticut Lodge No. 1365 B.P.O. Elks, Inc., as shown on said map, 44.11 feet; and
- SOUTH: by land of Wallingford Connecticut Lodge No. 1365 B.P.O. Elks, Inc., as shown on said map, 98.90 feet.

All lines and dimensions are to conform in every respect as delineated on said map.

Together with an easement from ingress and egress to, from and over that parcel of land entitled "Limits of Parking Privileges" as shown on the aforementioned map and also an easement thereon for parking privileges, repairs to the premises granted herein and for any other use not interfering with the functions of the Wallingford Connecticut Lodge No. 1365 B.P.O. Elks, Inc. in common with others.

**SAID PREMISES ARE CONVEYED SUBJECT TO:**

1. Building lines including setback lines, if established, building and zoning ordinances and any and all municipal and state and federal regulations, including wetlands regulations and provisions of any public or private law affecting said premises, Water Use charges and Sewer Use charges due to the municipal and/or private authority and to the Taxes due the municipality on the List of October 1, 2010, which taxes and charges the Grantee(s) herein assume and agree to pay as part of the consideration for this Deed.
2. Restrictions, conditions and reservations as contained in a deed from Wallingford Connecticut Lodge No. 1365 B.P.O. Elks, Inc. to The American National Red Cross dated August 12, 1975 and recorded in Volume 431 at Page 144 of the Wallingford Land Records.

**To Have and to Hold** the premises hereby conveyed, with the appurtenances thereof, unto the Grantee and to the Grantee's heirs, successors and assigns forever and to the Grantee's and their own proper use and behoof;

No Conveyance Tax Received  
 \$  State \$  Municipal  
*Debra Taylor*  
 Town Clerk - Wallingford

And the Grantor does for itself, its successors and assigns covenant with the Grantee, its heirs, successors and assigns that the Grantor is well seized of the premises as a good indefeasible estate in FEE SIMPLE; and has good right to grant and convey the same in manner and form as herein written and the same are free from all encumbrances whatsoever, except as herein stated.

And Furthermore, the Grantor by these presents binds itself and its successors and assigns forever to WARRANT AND DEFEND the premises hereby conveyed to the Grantee and its successors and assigns against all claims and demands whatsoever, except as herein stated.

In Witness Whereof, the Grantor(s) has hereunto set their hand(s) and seal(s), or if a corporation, it has caused these presents to be signed by its corporate officers and its corporate seal to be affixed hereto, this \_\_\_\_ day of January, 2011.

Signed, Sealed and Delivered in the Presence of or Attested by:

THE AMERICAN NATIONAL RED CROSS

Mahn  
Witness  
Samantha Powell  
Witness

[Signature]  
BY: Brian S. Kitchens  
Its: FR. Director - Real Estate Management  
Duly Authorized

State of North Carolina ss.: February 1st, 2011  
County of Mecklenburg

The foregoing instrument was acknowledged before me this 1st day of February, 2011, by: Brian S. Kitchens of THE AMERICAN NATIONAL RED CROSS as his/her free act and deed and the free act and deed of THE AMERICAN NATIONAL RED CROSS.

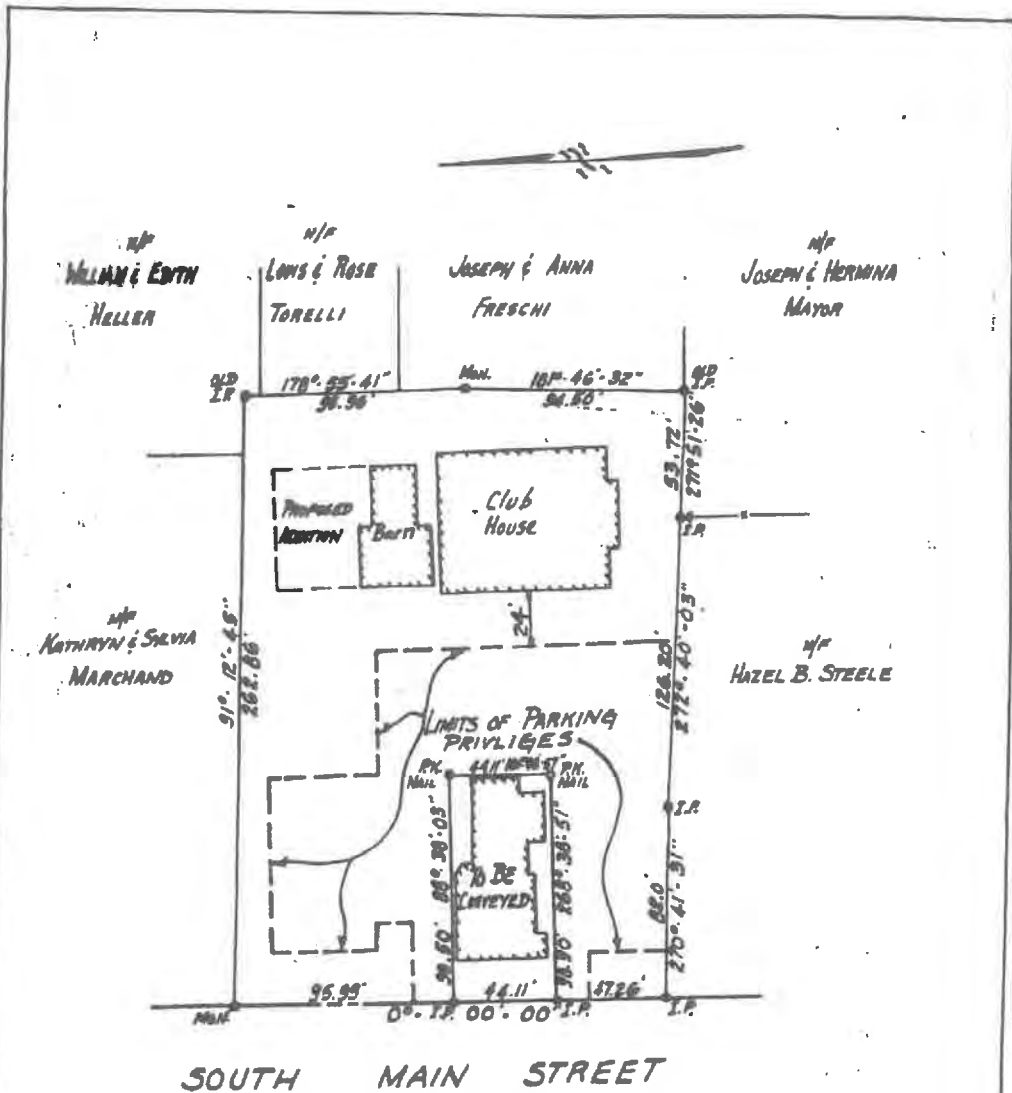
In witness whereof I have hereunto set my hand.

Nancy Place  
NOTARY  
my commission  
Expires: 5/4/2014



Received for Record at Wallingford, CT  
On 02/02/2011 At 2:09:21 pm

[Signature]



SOUTH MAIN STREET

AUG 13 1975  
 RECEIVED ON FILE  
 AT 11 h 15 m A M  
 ATTEST  
*George M. Rose*  
 Notary Public

MAP SHOWING PROPERTY OF  
B.P.O. ELKS INC., LODGE 1365,  
 SOUTH MAIN STREET,  
 WALLINGFORD CONNECTICUT  
 SCALE: 1" = 40' DATE: APRIL 4, 1975

I HEREBY CERTIFY THIS MAP TO  
 BE SUBSTANTIALLY CORRECT:  
*Leon J. Kwiatkowski*  
 LEON J. KWIAKOWSKI  
 CONN. REG. L.S. 8609

**R662** 8-13-75  
 11:15 5/3/75

