



Ranked in Top 50
Commercial Firms in U.S.



FOR SALE

340 E Main Street, Middletown, CT 06457

7,320± SF RETAIL PLAZA FOR SALE

SALE PRICE: \$795,000 – Investment/Owner User

HIGHLIGHTS

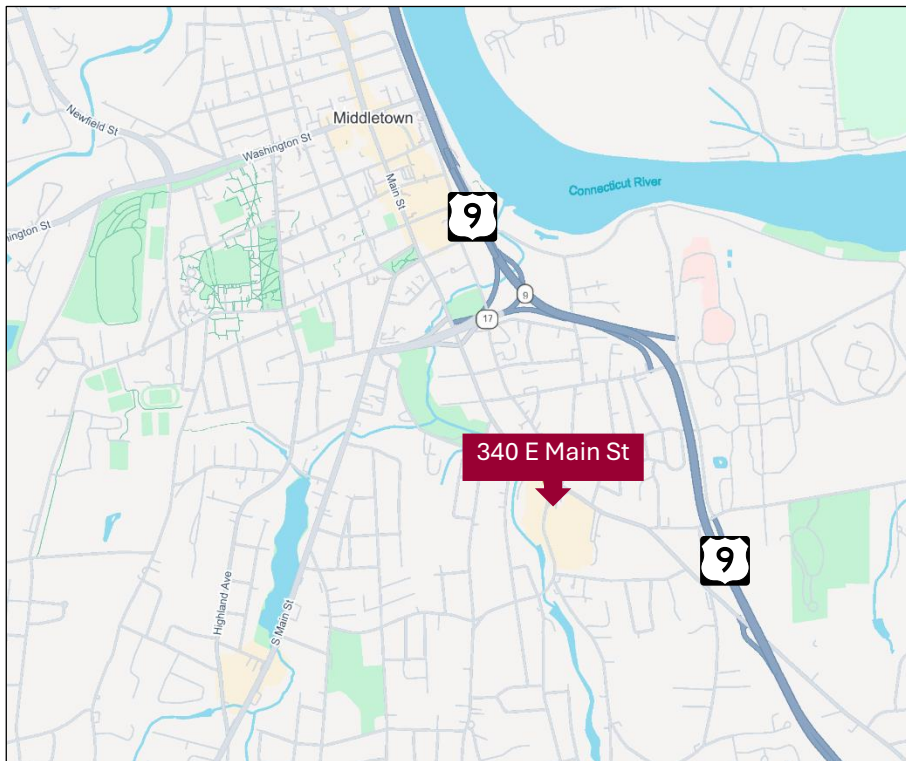
- 7,320± SF Retail Building
- 3,864± SF Available For Lease
- New Roof
- Current Tenants: Church, Fortune Garden Chinese Restaurant
- Additional parking can be made available
- Adjacent to Stop & Shop, Dollar Tree, and Marshalls
- Located at Signalized Intersection

CONTACT

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2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

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FOR SALE

SALE PRICE: \$795,000

7,320± SF Retail Building

340 E Main Street, Middletown, CT

BUILDING INFORMATION

GROSS BLD. AREA: 7,320± SF

AVAILABLE AREA: 3,864± SF

CONSTRUCTION: Masonry

ROOF TYPE: Flat, Tar & Gravel

YEAR BUILT: 1997, Remodeled 2013

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central AC

HEAT: Gas, Forced Air

SPRINKLERED: TBD

SITE INFORMATION

SITE AREA: 0.53± Acres

ZONING: MXI

PARKING: 20± Surface Parking

SIGNAGE: On Building

VISIBILITY: Excellent on E. Main Street

TRAFFIC: 4,200± ADT

HWY ACCESS: RT 9 to RT 17, Exit 21

UTILITIES

SEWER: City

WATER: City

GAS: Yes

TAXES

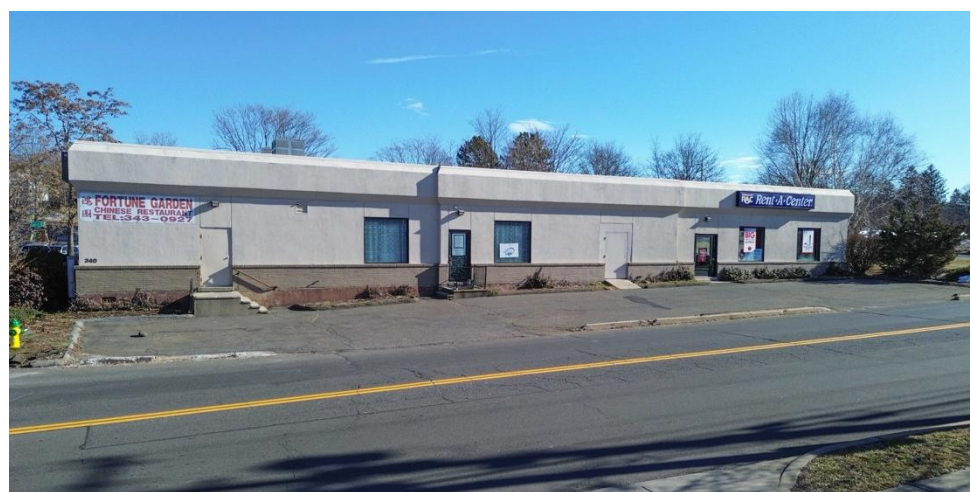
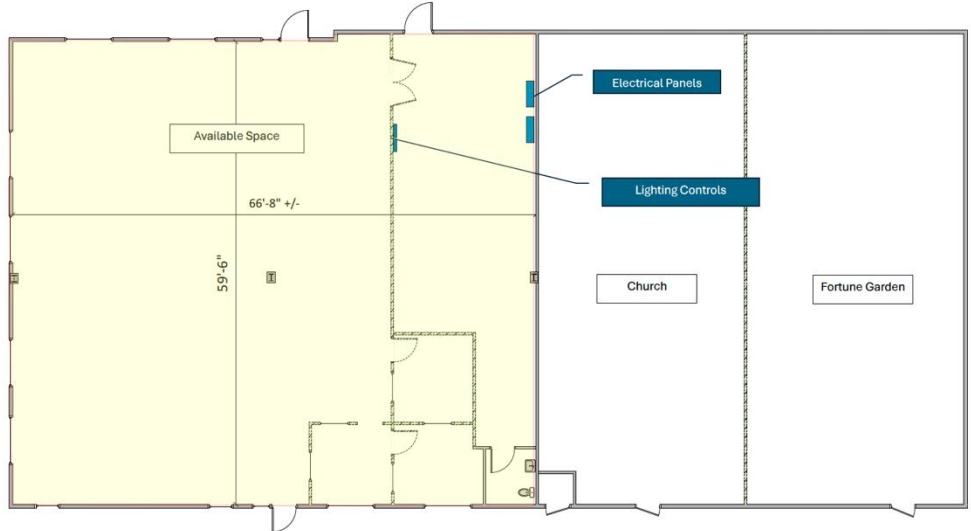
ASSESSMENT: \$573,250

MILL RATE: 31.70

TAXES: \$18,172.04/year (±\$2.48/SF)

COMMENTS

- Current Tenants: Fortune Garden Chinese Restaurant, Church
- Additional parking can be made available
- Adjacent to Stop & Shop, Dollar Tree, and Marshalls



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