



COMMERCIAL

New Haven * Milford * Woodbridge * Branford

FOR SALE

CORNER ROUTE 1 LOCATION

2,340 SF BUILDING

58 West Main Street, Clinton, CT 06413



FOR SALE: \$495,000

**Possible Development with
Adjacent Parcels
Extremely High Visibility
2,340 Total SF**

- 2,340 SF on 0.37 Acres
- Partially renovated with **NEW** Roof, Floor, Windows, Doors
- 11,900 CPD
- **Signalized Corner**
- **Entrance to Harbor attractions at corner of Rte. 1**



Real Living Wareck D'Ostilio

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Property Information

| | |
|--------------------|------------------|
| Total Building SF | 2,340 |
| Available SF | 2,340 |
| Year Built | 1950 |
| Ceiling Height | 12' +/- |
| City Water/Well | City Water |
| City Sewer/ Septic | Septic |
| Sprinkler | None |
| Loading Dock | 0 |
| Overhead Door | 0 |
| Construction | Masonry |
| HVAC | Heat Only |
| Electric Service | TBD |
| Gas | Oil |
| Column Spacing | N/A |
| # of Floors | 1 |
| Roof | Tar & Gravel |
| Parking | Asphalt & Gravel |
| Bathrooms | 1 |
| Frontage | 96' x 145' +/- |
| Land Area | 0.37 Acres |
| Zoning | B-2 |
| Assessment | \$180,700 |
| Environmental | TBD |
| Mill Rate | 0.03125 |
| Taxes | \$5,646.88 |
| Taxes / SF | \$2.41 |

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Comments:

2,340 SF retail space for sale. Partially renovated: New roof. New floor. New windows. New doors. Possible 1.7 acre development with adjacent parcels. Extremely high visibility at entrance to harbor attractions on corner of Route 1 and Grove St. Formerly Cashman's Corner.

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