



COMMERCIAL

New Haven * Milford * Woodbridge * Branford

AVAILABLE FOR SALE OR LEASE
RETAIL / RESTAURANT

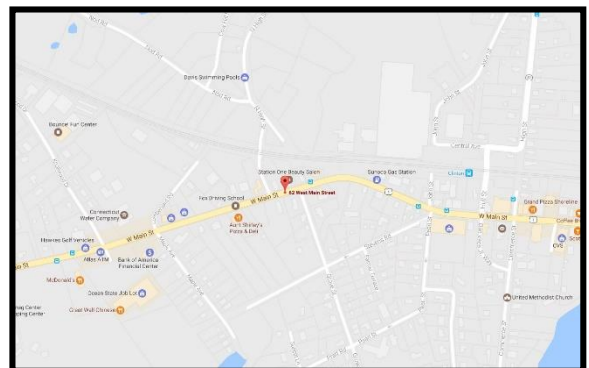
62 West Main Street, Clinton, CT 06413



SALE: \$950,000
LEASE: \$40,000/Yr NNN

Ideal for Bank or Restaurant
Oversized Lot w Abundant
Parking & Great Visibility
along Route 1

- 2,522 Sq Ft
- Ideal for Bank or Restaurant
- Potential Drive-Thru
- Organized Lot with Abundant Parking
- Signalized Level Lot
- Former Friendly's Restaurant
- Easy Access to I-95



Real Living Wareck D'Ostilio

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Property Information

Total Building SF	2,522
Available SF	2,522
Year Built	1971
Ceiling Height	10' +/-
City Water/Well	City Water
City Sewer/ Septic	Septic
Sprinkler	N/A
Loading Dock	0
Overhead Door	0
Construction	Wood Frame / Brick Veneer
HVAC	Central Air
Electric Service	TBD
Gas	Yes
Column Spacing	None
# of Floors	1
Parking	Asphalt - 80+ Spaces
Bathrooms	Average
Frontage	131' +/-
Land Area	1.1
Zoning	B-4
Assessment	\$315,000
Environmental	TBD
Mill Rate	31.25
Taxes	\$9,843.75
Taxes / SF	\$3.90

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Comments: Former Friendly's with plenty of parking and two traffic signals. Possible development site on one of the busiest corners in Clinton. Site has two traffic signals. Adjacent sites available for larger development with the corner. Please call about details of adjacent properties available for development.

Directions: Route 1 to 62 W Main Street.

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