



FOR SALE Retail Corner

58 W Main St. Clinton, CT 06413



- 2,340 SF
- .37 Acres
- 11,900 CPD
- Signalized Corner
- Entrance to harbor attractions at corner of Rt. 1

**Possible Development with
Adjacent Parcels
Extremely High Visibility!
2,340 Total Sq. Ft**

**RLWD Commercial
174 Cherry St
Milford, CT 06460
Ph: 203-701-4848
Fax: 203-876-9709**

SALE: \$400,000



Kenneth Ginsberg 203-376-6266 Ken@kngrealty.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. RLWD, LLC, is not responsible for misstatement of facts, errors or omissions.



PROPERTY INFORMATION



Total Building SF	2,340 SF
Available SF	2,340
Year Built	1950
Ceiling Height	Unknown
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
Land Area	.37 Acres
Bathrooms	1
Frontage	96' x 145' +/-
Zoning	B-2
Assessment	\$180,700
Environmental	Unknown
Mill Rate	41.55
Taxes	\$7,508.09

Comments:

2,340 SF retail space for sale. Possible development with adjacent parcels. Extremely high visibility. Entrance to harbor attractions at corner of Route 1.

Directions: Corner of Route 1 (W Main) and Grove

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