

FOR SALE | REDEVELOPMENT OPPORTUNITY

3.5 Acres, 19,705± SF BUILDING | GREAT VISIBILITY DIRECTLY OFF HIGHWAYS

965 East Main Street, Meriden, CT 06450

SALE PRICE: \$3,000,000



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- Redevelopment Opportunity
- Excellent Visibility
- Existing 2-Story 19,705± SF Office Building
- Located on 3.5 Acres
- Zone: C-3
- Convenient Access to: I-91, I-691 & Route 15
- ADT: 24,310± - East Main St
- ADT: 70,729± - I-91
- Many area amenities nearby

For more information contact:

Toby Brimberg | 203-640-5575 | tbrimberg@orlcommercial.com or Will Braun | 203-804-6001 | wbraun@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLDG AREA 19,705± SF
AVAILABLE AREA 19,705± SF
NUMBER OF FLOORS 2
CONSTRUCTION Masonry
ROOF TYPE Asphalt
YEAR BUILT 1951

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air, Forced Air
TYPE OF HEAT Gas, Forced Air

DIRECTIONS

Exit 16 off I-91 North, and Exit 17 off I-91 South. Building is right off highways. Highways are in the process of major renovation and rerouting for more convenient traveling, merging and access.

COMMENTS

Great Opportunity for Redevelopment! O,R&L Commercial is pleased to offer a 3.5 acre site directly off highways with excellent visibility with existing 2-story 19,705± SF professional office building. Convenient access to I-91, I-691 and Route 15. Average daily traffic on East Main St is 24,310 and 70,729 on I-91. The property is in the C-3 Zone for a variety of uses and multiple-family / residential dwellings permitted by special permit. Many area amenities nearby.

SITE

INFORMATION

SITE AREA 3.5± Acres
ZONING C-3 Highway Commercial District
PARKING Open, Ample
VISIBILITY Excellent
HWY ACCESS I-91, I-691, Route 15
TRAFFIC COUNT ADT: 24,310± - E. Main St
ADT: 70,729± - I-91

UTILITIES

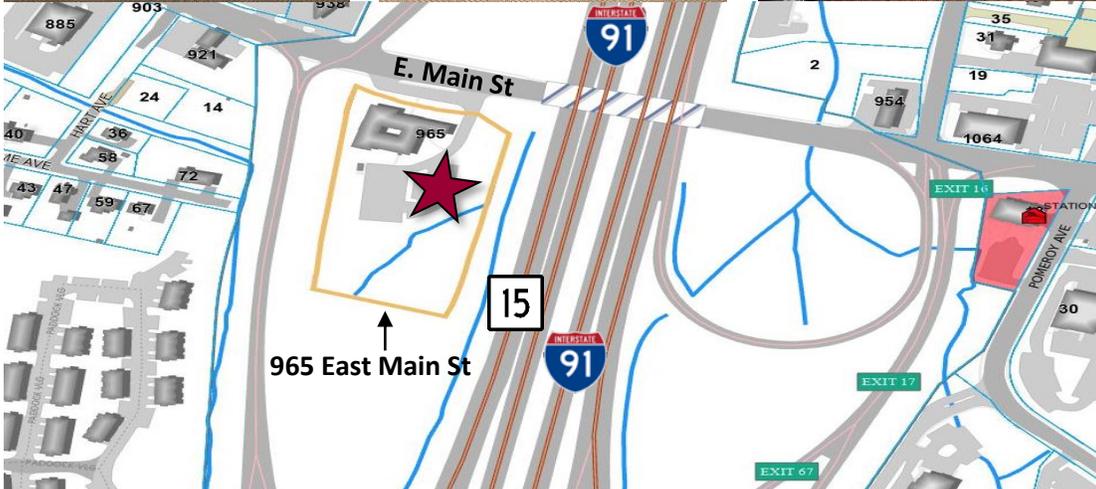
SEWER Public Connected
WATER Public Connected
GAS Yes

TAXES

ASSESSMENT \$1,225,770
MILL RATE 36.31
TAXES \$44,507.71

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C-3 Zoning Permitted Uses

- Retail Uses
- Banks
- Service Businesses
- Professional Offices
- Restaurants
- Hotels, Motels
- Hospitals, Medical Uses
- Automotive Sales / Service
- Child-care Providers

*Multiple-family / Residential permitted by special permit

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