

# INVESTMENT OPPORTUNITY

33-39 North Main Street  
24-25 Wallace Ave

Wallingford, Connecticut 06492

29,879± SF Mixed-Use Multi-Family / Retail / Office Building

2,440± SF Retail / Restaurant Building

Total Acreage: 1.0± Acre



**33-39 North Main Street** is a 29,879± SF Mixed-Use 4-Story Building built in 1863 centrally and prominently located in downtown Wallingford, Connecticut. The building boasts Archie Moore's Restaurant as street level retail along with 7 other retail / office units on the ground floor. The upper floors consist of 19 residential apartments. There is a 40 space parking lot included behind the building adjacent to 2 large municipal parking lots.

**24-25 Wallace Ave** is a 2,440± SF Retail Restaurant building located on a 0.24± acre parcel directly behind 33-39 North Main Street. Wallace Ave is tenanted by Center Street Brewing.

Located in the TC (town center) zone, these properties are a vibrant addition to Wallingford's downtown "Main Street" area known for its restaurants, shops and pedestrian-friendly atmosphere. Under the same ownership for 35+ years, this is an exciting and rare opportunity to own one of Wallingford's gems and commercial destinations.

## BUILDING HIGHLIGHTS

- 29,879± SF 4-Story Mixed-Use Building
- 2,440± SF Retail Restaurant Building
- Total of 1.0± Acre
- Tenants include: Archie Moore's Restaurant, Salon Nathaniel, Craig Jewelers and more
- 19 Residential Apartments on Upper Floors
- Located on Wallingford's Renowned Main Street
- 40 Space Parking Lot Behind the Building
- Adjacent to 2 Large Municipal Parking Lots
- 120 Feet of Frontage on North Main Street
- Exciting and Rare Opportunity for New Owner



SALON NATHANIEL

CRAIG  
JEWELERS

Confidentiality Agreement



For more information, please contact:

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24-25 Wallace Ave  
Wallingford, Connecticut 06492

29,879± SF Mixed-Use Multi-Family / Retail / Office Building  
2,440± SF Retail / Restaurant Building  
Total Acreage: 1.0± Acre

SALE PRICE: \$4,700,000

For more information contact:  
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33-39 North Main Street



24-25 Wallace Ave

