

# 670 West Main Street, Meriden

**FOR SALE**

**1.38 Acre Commercial Lot**

**\$349,000**



**FOR SALE – 1.38 acre of C-2 zoned commercial land. Approvals in place for 5,790 SF retail/office building. Seller plans to retain 30/100th of an acre fronting on Johnson Avenue. Included is a two panel billboard on a month to month rental at \$3,000/year. Property is also available for lease at \$30,000/year land lease or \$18.00/SF + util. for retail space.**

Directions: I-91, to Route 691 Exit #6 to West Main Street.

## Building Information

Building Size: **Land Only**  
Available for Lease:  
Minimum SF:  
Ceiling Height:  
Office Area:  
Overhead Door(s):  
Truck Dock(s):  
Year Built:  
Condition:  
Type of Construction:  
Roof:

## Land

Lot(s): 1  
Acres or Area SF: 60,112 +/- SF or 1.38 acre  
Parking: TBD  
Zoning: C-2  
Frontage: See site plan  
Depth: See site plan  
% Land Cov.: See site plan  
% Building Cov. Permitted: See site plan  
Condition of Site:  
Restrictions/Easements: Subject to title search

## Utilities

Water: City  
Gas: Yes  
Electric: To suit  
Sewer: Yes

## Mechanical Equipment

Elevator Size:  
Heating:  
Air Conditioning:  
Sprinkler:

## Transportation

Bus Service: Yes - street  
Turnpike: I-91 to Route 691 Exit 6  
Route:

## Assessment

Land: \$145,040.00  
Building:  
Total: Mills: 29.53  
Taxes: \$4,283.03 AS/Ratio: 70%

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Information contained herein is subject to errors and omissions. believed to be accurate. but is not warranted.

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