

WILLIAM RAVEIS

COMMERCIAL

Prime Mixed Use Investment

239 East Main Street, Clinton, CT

OFFERED AT \$425,000

Located in a highly visible, high-traffic area of Clinton, this well-maintained standalone mixed-use building offers exceptional flexibility for investors, business owners, or owner-occupants. With 2,268 square feet of versatile space, the property is ideal for office, retail, showroom, professional services, or mixed-use applications.

The main level is currently configured with two private offices, a reception/waiting area, conference room, storage room, half bath, and kitchenette.

The walk-out lower level provides additional office, retail, showroom, or storage space and includes a full bath and kitchen, offering the potential to be configured for a second tenant and additional income stream.

Ample off-street parking accommodates up to 10 vehicles. Enjoy marsh views from the wraparound deck on the main level, accessed through two sets of sliding glass doors and surrounded by attractive landscaping.

Situated on a corner lot at Route 1 and Meadow Road, a quiet dead-end street, the property benefits from excellent exposure, a crosswalk directly in front, and newly installed sidewalks. Thoughtfully updated and move-in ready, this unique property presents an outstanding opportunity for investors, business owners, or entrepreneurs seeking a highly visible shoreline location with income-producing potential.



INVESTMENT HIGHLIGHTS

*Current tenant interested in renewing with a new 5-year lease

*Projected 7% cap rate

*Potential for multiple income streams

TAX INFO

*2025 Assessment: \$222,200
*2025 Taxes: \$6,919
*2025 Mill Rate: 31.14

SITE INFO

*.27 acres
*Zoning: Mixed Use
*193 feet frontage along Boston Post Rd



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