

WILLIAM RAVEIS



Presented by



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942 Washington Street, Middletown, CT, 06457 | **\$1,500,000**

942 Washington Street presents a prime commercial investment opportunity in the heart of Middletown's busiest retail corridor. Positioned on the heavily traveled Route 66, with an average daily traffic count of approximately 20,000 cars, this property offers exceptional visibility and exposure for investors and end users alike. Surrounded by national retailers including Wendy's, McDonald's, AutoZone, and Home Depot, the location benefits from strong neighboring businesses and consistent consumer traffic. This high-profile commercial property is ideal for retail, restaurant, or service uses, or for redevelopment, and represents a valuable addition to any investment portfolio. Washington Street remains one of Middletown's most active commercial corridors, offering convenient access, strong demographics, and long-term growth potential. Don't miss the chance to secure a property in one of the city's most sought-after business locations.

Features

- **Current Use:** Subway
- **Permitted Use:** Fast Food, Commercial w/Drive Thru
- **Utilities:** Electric, Fire Suppression System
- **Garage:** Paved, Off Street Parking
- **Parking:** 31-car
- **Heating:** Hot Air
- **Cooling:** Central Air
- **Units:** 1
- **Zoning:** B-2
- **Frontage:** Municipal Street
- **Year Built:** 1973
- **Approx Sq. Feet:** 2,048
- **Acreage:** 0.74
- **Est. Taxes:** \$17,116
- **Lot Desc:** Level Lot
- **MLS#:** 24171508
- **Website:** https://www.raveis.com/raveis/24171508/942washingtonstreet_middletown_ct?source=qrflyer

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