

WILLIAM RAVEIS



Presented by



Santo Gulino

Cell Phone: 860.655.7004

Office: 860.344.1658

Email: Santo.Gulino@raveis.com

Website: SantoGulino.raveis.com

516 Washington Street, #1, Middletown, CT, 06457 | \$1,000,000

Exceptional commercial opportunity in one of Middletown's busiest retail corridors. Situated on approximately 0.47 acres, this 5,115 SF commercial building offers outstanding visibility with average daily traffic counts of approximately 20,000 vehicles. Currently operating as an auto repair facility with five vehicle lifts, the property is well-suited for continued automotive use or redevelopment. Located in the desirable B-2 General Commercial Zone, this site offers tremendous flexibility for a variety of commercial uses, making it an excellent investment or development opportunity. Surrounded by established national and local businesses, the property benefits from strong exposure, convenient access to major roadways, and a thriving commercial environment. Whether you're looking to expand your existing business, invest in an income-producing property, or redevelop a prime commercial site, this is a rare opportunity to secure a highly visible location in one of Middletown's most sought-after business districts.

Features

- **Current Use:** Auto Repair Shop
- **Utilities:** Electric, Gas
- **Heating:** Baseboard
- **Cooling:** Window Unit
- **Units:** 1
- **Zoning:** B-2
- **Frontage:** State Road
- **Year Built:** 1900
- **Approx Sq. Feet:** 5,115
- **Acreage:** 0.47
- **Est. Taxes:** \$14,455
- **Lot Desc:** Level Lot
- **MLS#:** 24189275
- **Website:** https://www.raveis.com/raveis/24189275/516washingtonstreet_middletown_ct?source=qrflyer

The data relating to real estate for sale on this website appears in part through the SMARTMLS Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms, and is provided by SMARTMLS through a licensing agreement. Listing information is from various brokers who participate in the SMARTMLS IDX program and not all listings may be visible on the site. The property information being provided on or through the website is for the personal, non-commercial use of consumers and such information may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on the website may no longer be available because they are for instance, under contract, sold or are no longer being offered for sale. Property information displayed is deemed reliable but is not guaranteed.



#1 LUXURY BROKER
IN THE WORLD
IN 2018

LP LUXURY
PORTFOLIO
INTERNATIONAL



