

# FOR SALE

**1600 Straits Tpke., Middlebury, CT 06762**

MATTHEWS COMMERCIAL PROPERTIES



- **2,686 SF+/- Commercial Zoned Building - Last used as a Single Family Home**
- **Situated on 1.22 +/- acres**
- **Great Opportunity to tear down and build your Dream Building**
- **Strong Medical Area**
- **Strong Traffic Count of 14,500 Vehicles per Day**

**SALES PRICE: \$789,000.00**

**Contact:**

**GERRY MATTHEWS**

**matthewscre@gmail.com / 203.753.5800**

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**matthewscommercial.com**

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## BUILDING INFO

Total Available SF	2,686 SF+/-
Number of Floors	1
Roof Style / Cover	Gable / Asphalt
Interior Construction	Drywall
Interior Floors	Hardwood
Exterior Construction	Vinyl Siding
Year Built	1950
Zoning	Commercial

## MECHANICALS & UTILITIES

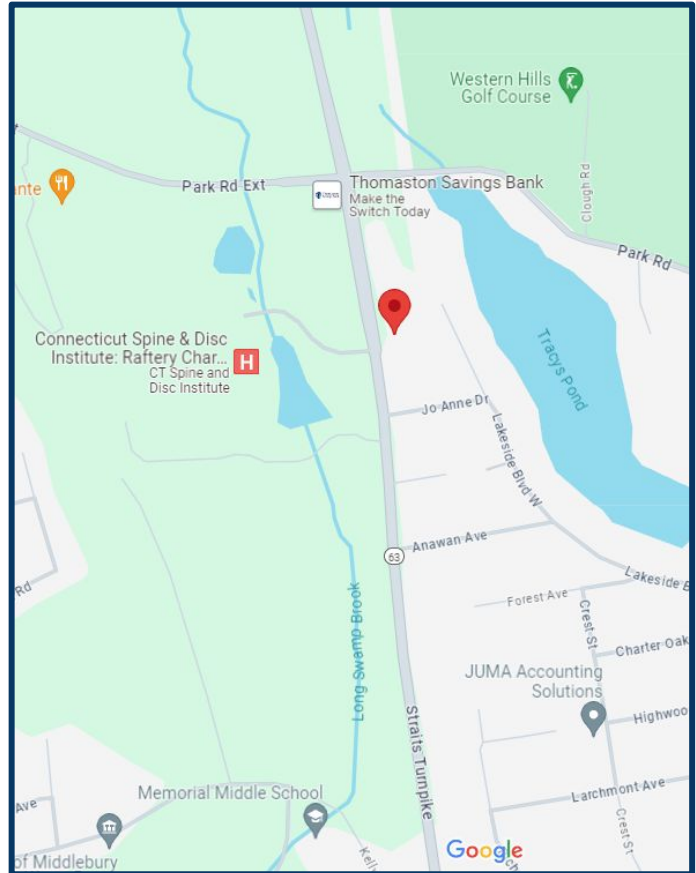
Electric	Eversource
Heating Fuel	Oil
Sewer	Septic
Water	Well

Town Water and Sewer is Available at Street

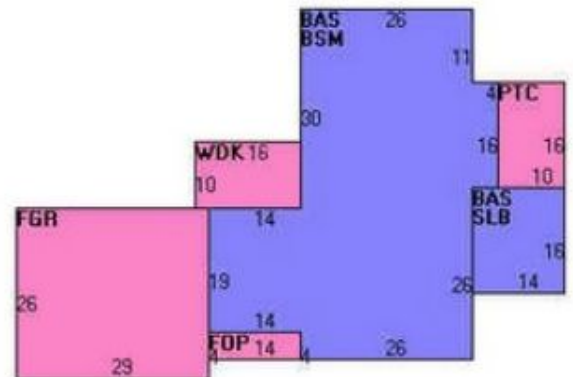
Air Conditioning	Central
Type of Heat	Hot Water

## PROPERTY

Acres	1.22 +/-
Zoning	Commercial
Taxes	\$7,684.33



## Sketch



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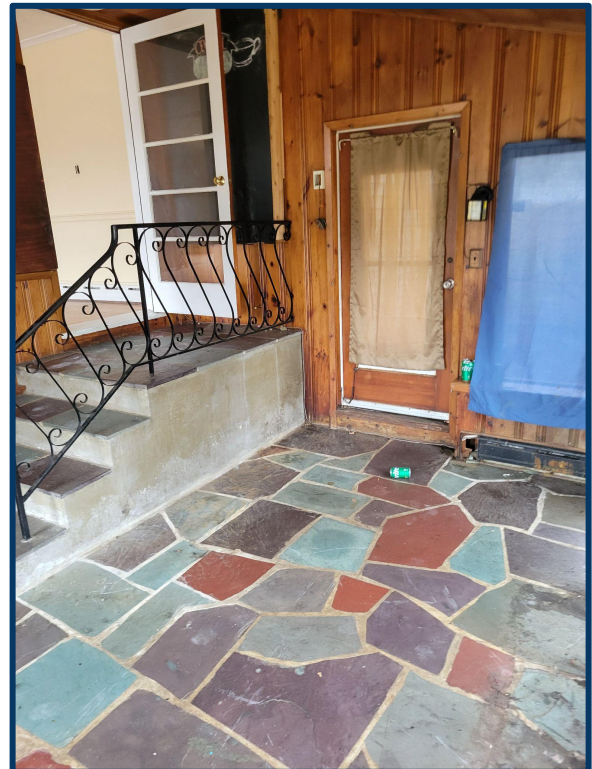
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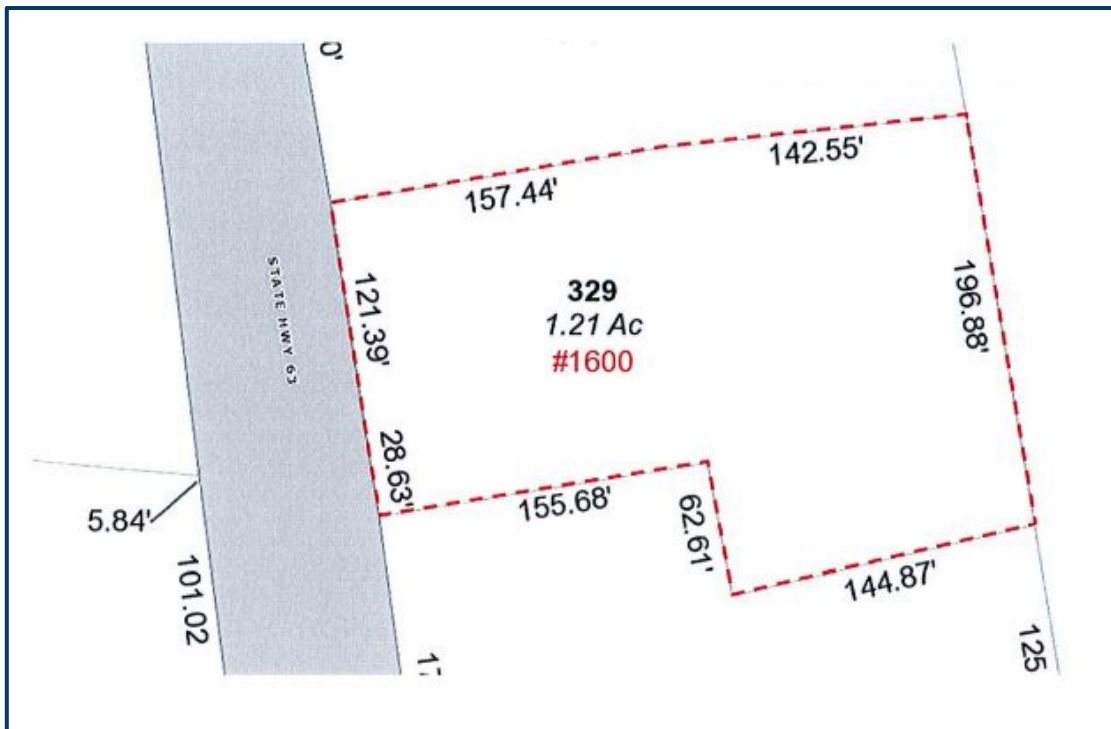
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