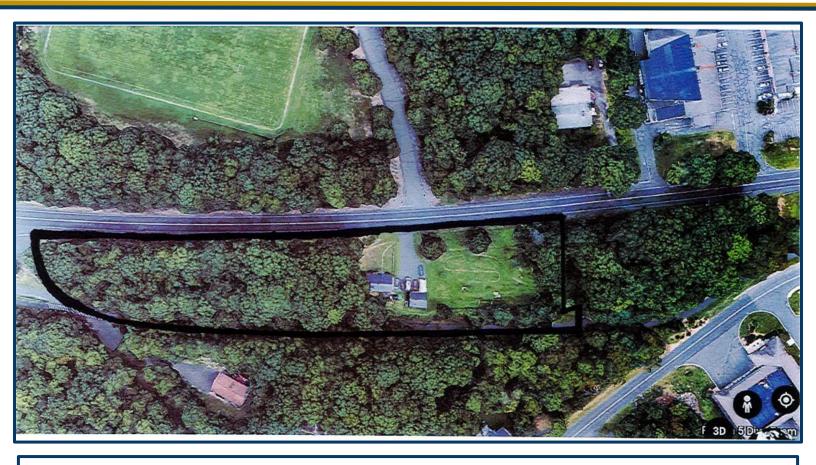


#### FOR SALE or GROUND LEASE MATTHEWS COMM 659 Middlebury Road, Middlebury, CT



- 2.64 Acres
- Previously Approved for 7,500 SF+/- Office Building
- City Water / Sewer
- Located in the Center of Middlebury's Retail Zone
- Rt 64
- Traffic Count = 10,000 Vehicles per day
- Sales Price = \$449,900.00
- Ground Lease = \$50,000.00 per year plus Taxes
- Excellent Access to I-84

Contact: GERRY MATTHEWS Office: 203-753-5800 matthewscre@gmail.com

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal—all without notice. No representation is made or implied by Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.



# FOR SALE or GROUND LEASE 659 Middlebury Road, Middlebury, CT

Sewer	Yes	(109) Thomaston (72) Brist
Water	City	109 262 G9 Lake Com
Electric	Eversource	State Forest
Total Acres	2.64	6
Zoning	P.O. 40	Watertown (262) Wolcott
Interstate Distance	I-84 / 1 mile	322
State Route Distance	Route 64/located on	Waterbury (844)
Sales Price	\$449,900.00	659 Middlebury, Rd, Middlebury, CT 06762
Ground Lease Rate	\$50,000 per year plus Taxes	64 Middlebury 188 69
	-	Naugatuck ,

MATTHEWS COMMERCIAL PROPERTIES LLC 819 Straits Tpke, Suite 3B Middlebury, CT 06762 <u>matthewscommercial.com</u>

63

Bethany

(69)

42)

Beacon Falls

Seymour Google

(42)

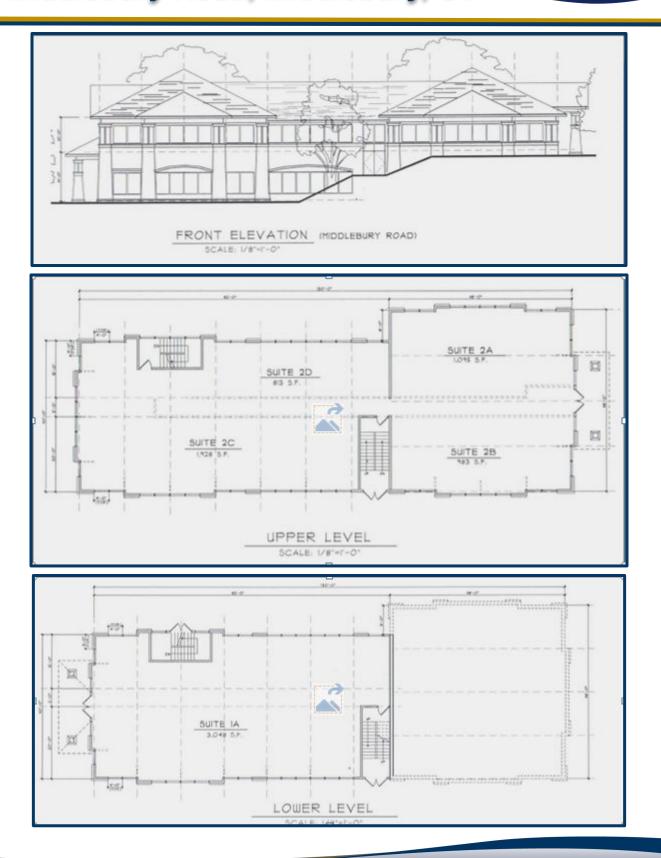
(8)

(188)

Oxford

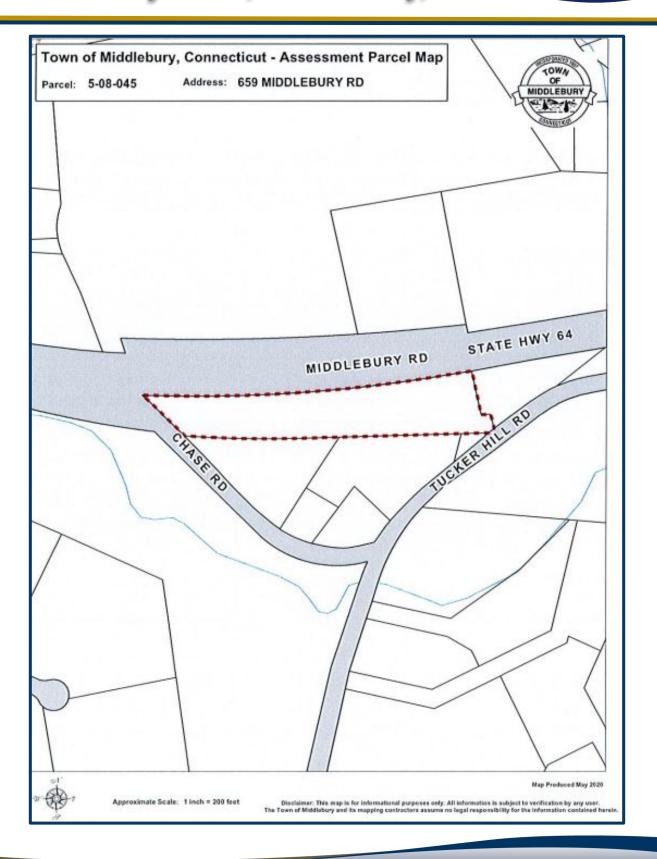


## FOR SALE or GROUND LEASE 659 Middlebury Road, Middlebury, CT



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#### MATTHEWS COMMERCIAL PROPERTIES

## FOR SALE or GROUND LEASE 659 Middlebury Road, Middlebury, CT <

