

# FOR SALE

## EARTH PRODUCTS DEPOT

110-120 NORTH MAIN STREET | MIDDLETOWN, CT 06457



### PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 110-120 North Main Street, Middletown CT for sale. The property consists of three buildings totaling 20,744 square feet on 2.32 acres. This retail/commercial parcel offers two retail buildings, inside and outside storage and railroad siding accessibility.

### PROPERTY HIGHLIGHTS

- 7,976 square feet of retail space
- 12,768 square feet of commercial space
- Fenced in yard
- Property located in an Opportunity Zone as well as an Enterprise Zone

### OFFERING SUMMARY

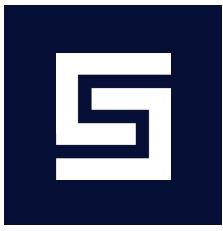
Sale Price:	\$1,250,000
Lot Size:	2.32 Acres
Building Size:	20,744 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,563	20,480	37,049
Total Population	8,074	48,076	86,930
Average HH Income	\$55,886	\$69,255	\$78,693

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### \$1,250,000

#### BUILDING SPECIFICATIONS

Building Size	20,744 SF
Warehouse	12,768 SF
Ceiling Height	18 ft
Docks	1
Roof	Asphalt
Column Spacing	Varies per building
Year Built	1986
Number of Buildings	3

#### MECHANICAL/UTILITIES

Power	200 amp, 1 phase
Heat	Gas and oil; forced hot air
Air Conditioning	Central
Lighting	Varies
Water/Sewer Company	City
Gas / Propane	Yes
Electric Company	Eversource

#### LAND

Lot Size	2.32 Acres
Rail	No
Zoning	IRA

#### TAXES

Tax PSF	\$1.60 SF
Year Assessed	2018
Mill Rate	33.90

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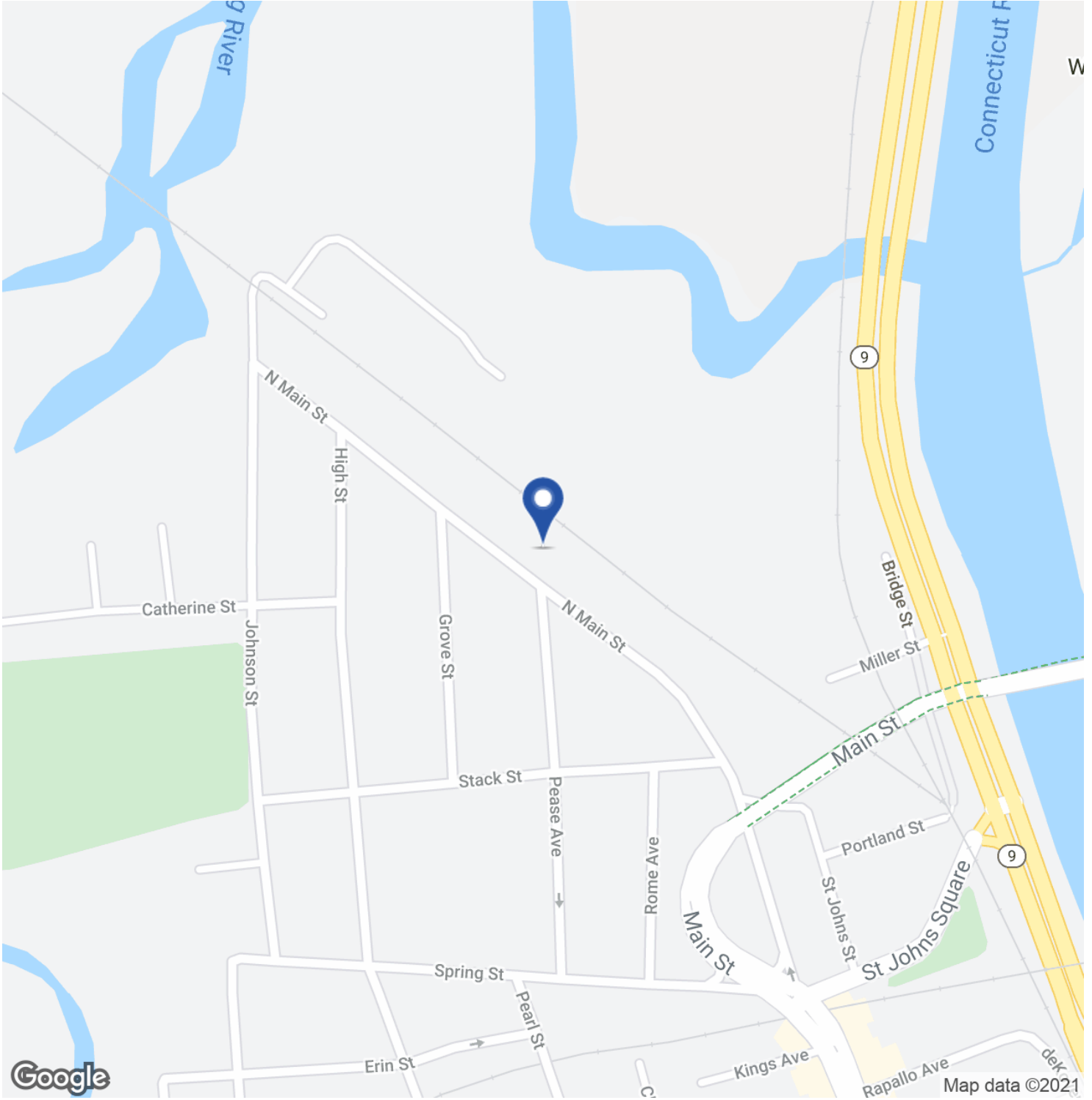
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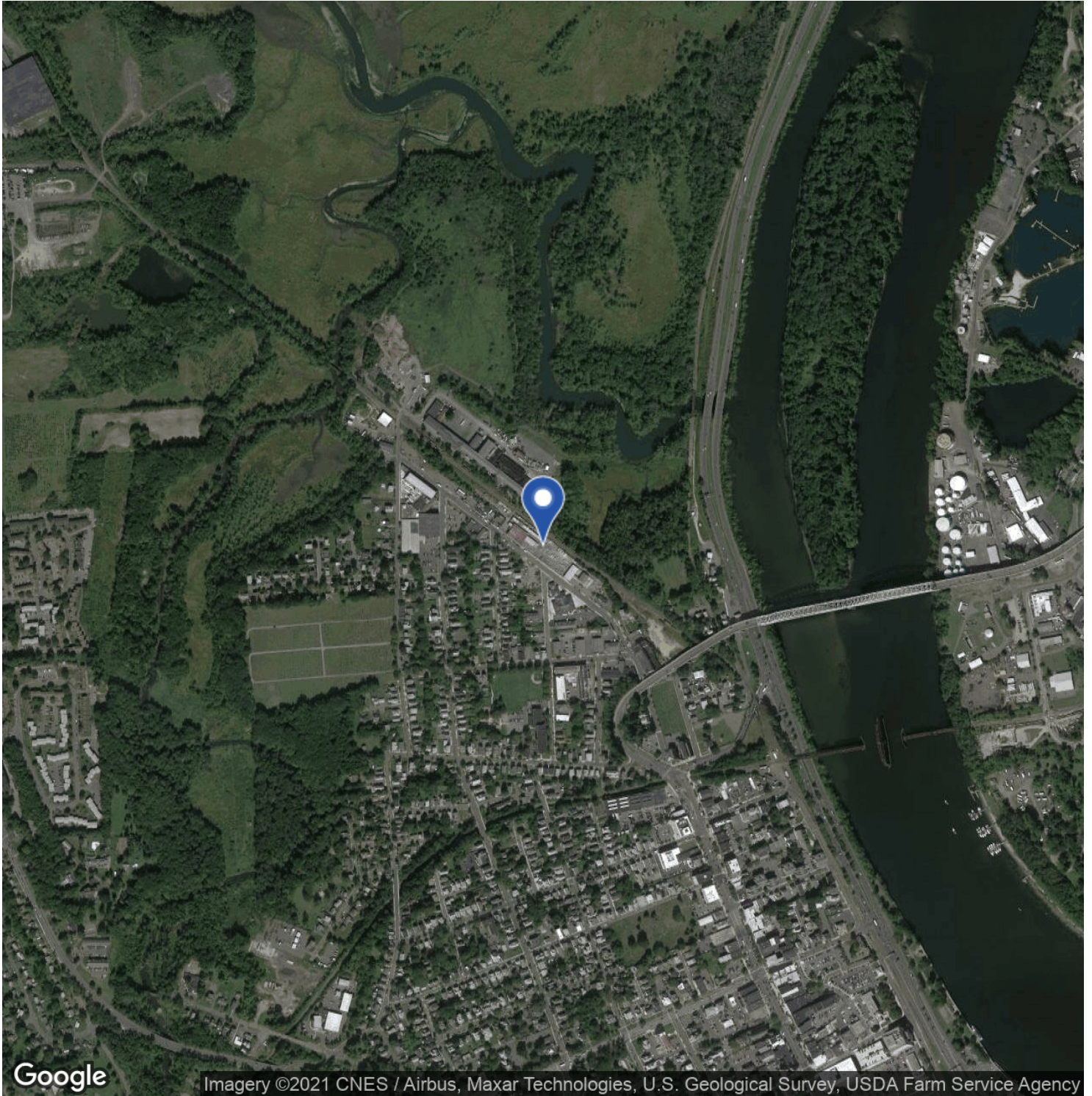
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Google

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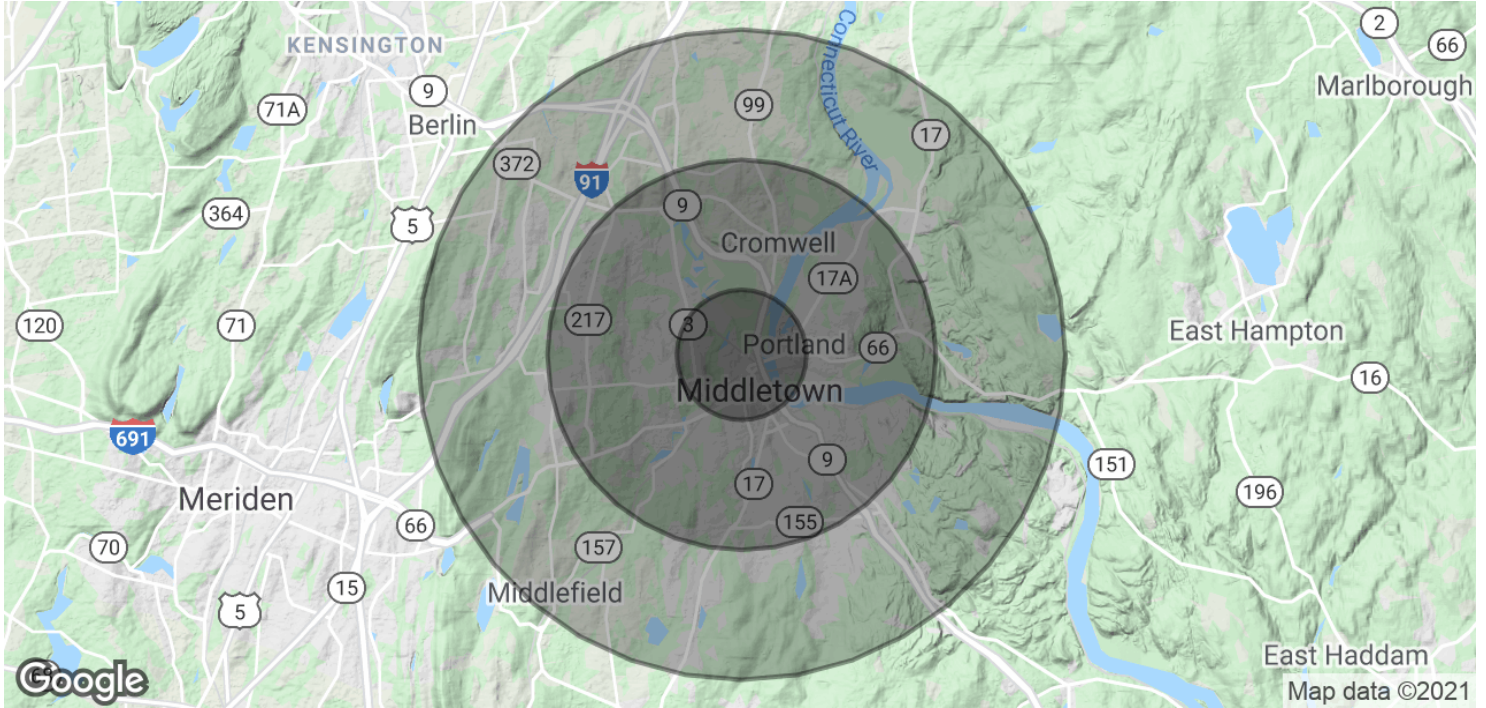
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,074	48,076	86,930
Average age	36.8	39.6	39.6
Average age (Male)	36.6	38.0	38.4
Average age (Female)	36.7	40.6	40.5

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,563	20,480	37,049
# of persons per HH	2.3	2.3	2.3
Average HH income	\$55,886	\$69,255	\$78,693
Average house value	\$267,843	\$265,243	\$283,216

\* Demographic data derived from 2010 US Census

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