### FOR SALE 116-118 Main Street Deep River, CT 06417



# Storefront Retail / Residential Building

For Sale in Deep River, Connecticut

#### Available SF

- > 116 Main Street is 4,131 SF on 2.75 Floors
- > 118 Main Street is 2,938 SF on 2.50 Floors

#### Directions

> From Hartford, take I-91 South to Route 9 South. Take Exit 5 for CT-80. Turn left onto CT-80/Elm Street. Turn left onto Main Street. The property is on the left.

#### **Reduced Sale Price**

> \$249,900

#### **Building Features**

> Property to be sold "As Is / Where Is With All Faults"

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- > Quit claim deed
- > Bank owned property
- > Tenant income in-place
- > Excellent small investment property

#### Demographics

	Population	No. of HH	Avg HH Income
1 mile	2,499	1,086	\$84,673
3 miles	9,294	3,973	\$98,749
5 miles	18,391	7,774	\$105,162

#### **Traffic Counts**

- > Main Street & Village Street 7456 VPD
- > Main Street & Spring Street 5,803 VPD

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