

AVAILABLE FOR SALE
ASKING PRICE \$250,000.00

115 MAIN STREET

Winsted, CT 06098



FREESTANDING RETAIL BUILDING
SOLD SUBJECT TO USE RESTRICTIONS

RIPCO
INVESTMENT SALES

PROPERTY INFORMATION

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **115 MAIN STREET** —in Winsted, Connecticut.

115 Main Street is a parcel improved by a single-story retail building. The property is a decommissioned former Cumberland Farms gas station and convenience store. Tanks have been removed and all environmental sign offs have been obtained. Sold subject to the following use restrictions: Gas/Convenience; QSR; Cannabis.

Sold on as is where is basis.



PROPERTY SUMMARY

THE OFFERING

Property Address	115 Main Street
Neighborhood	Winsted
County / State	Litchfield County / Connecticut
Map / Lot	WINC-000111-000070-002425A
Property Type	Retail / Development Site

PROPERTY INFORMATION

Lot SF	13,068 SF (approx.)
Stories	1
Year Built / Last Altered	1975
Commercial Units	1
Above Grade Gross SF	2,400 SF (approx.)
Below Grade Gross SF	0 SF (approx.)
Total Gross SF	2,400 SF (approx.)

ZONING INFORMATION

Zoning	CB-2
Building FAR	0.16

TAX INFORMATION

Annual Property Tax (23/24)	\$15,975.46
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115 MAIN STREET
FOR SALE

AERIAL MAP

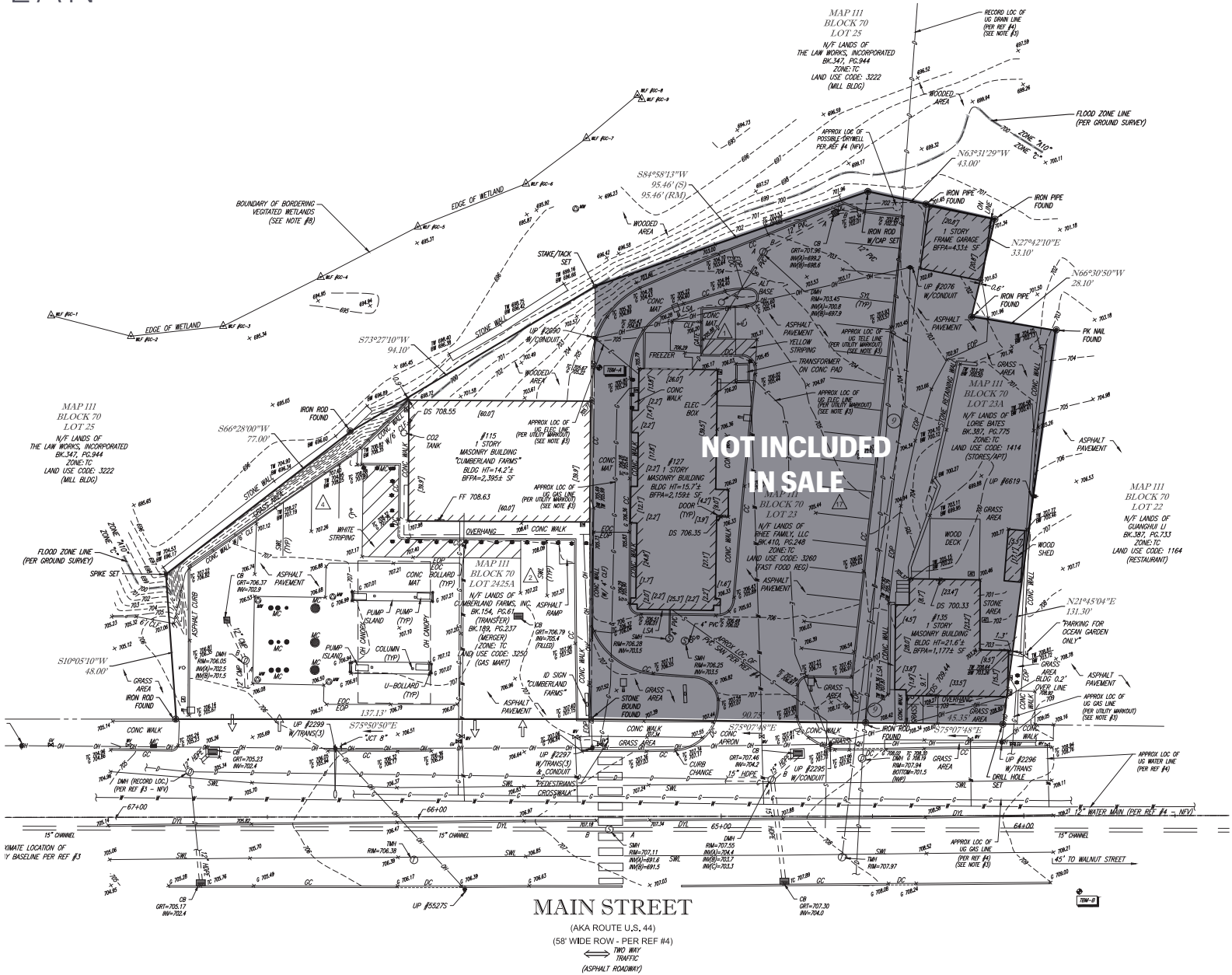


115 MAIN STREET
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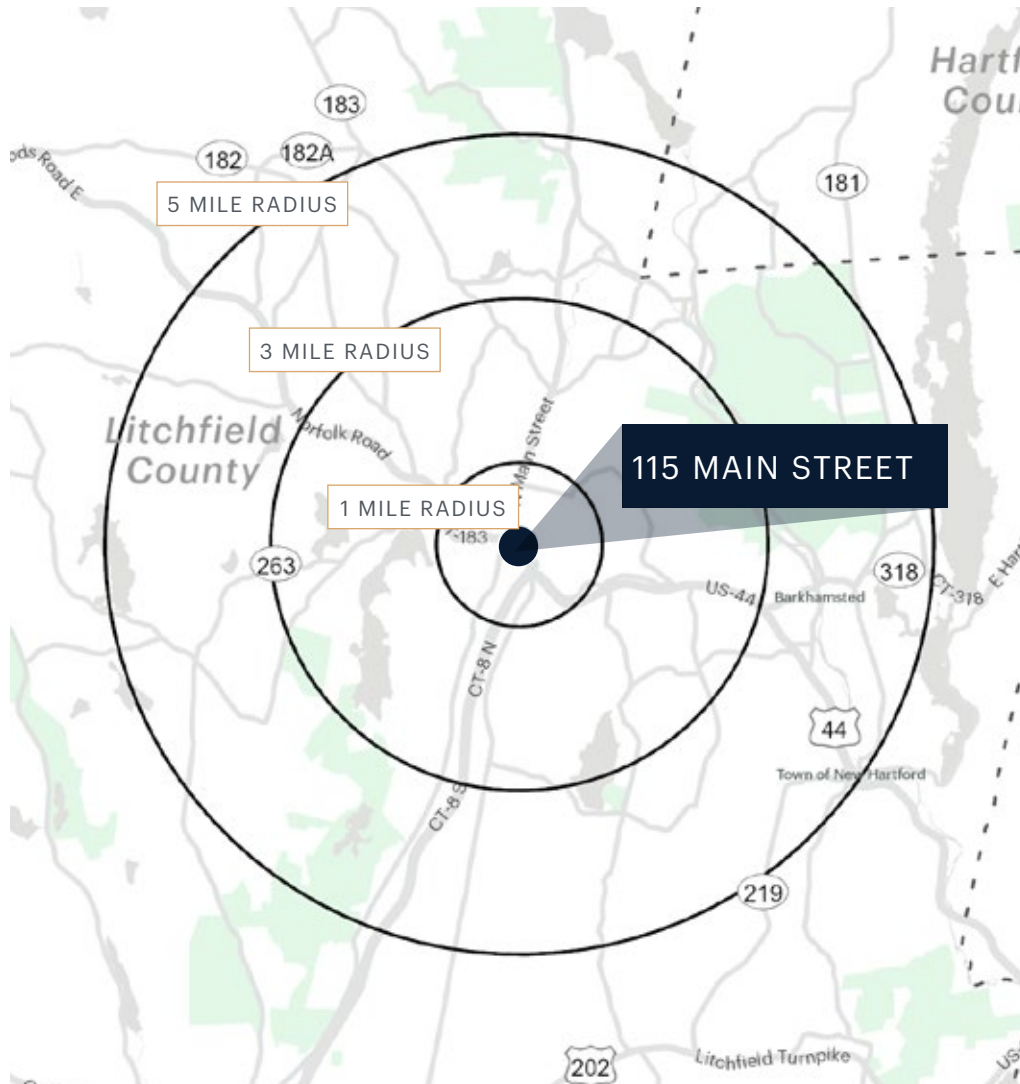
CLOSE UP AERIAL



SITE PLAN

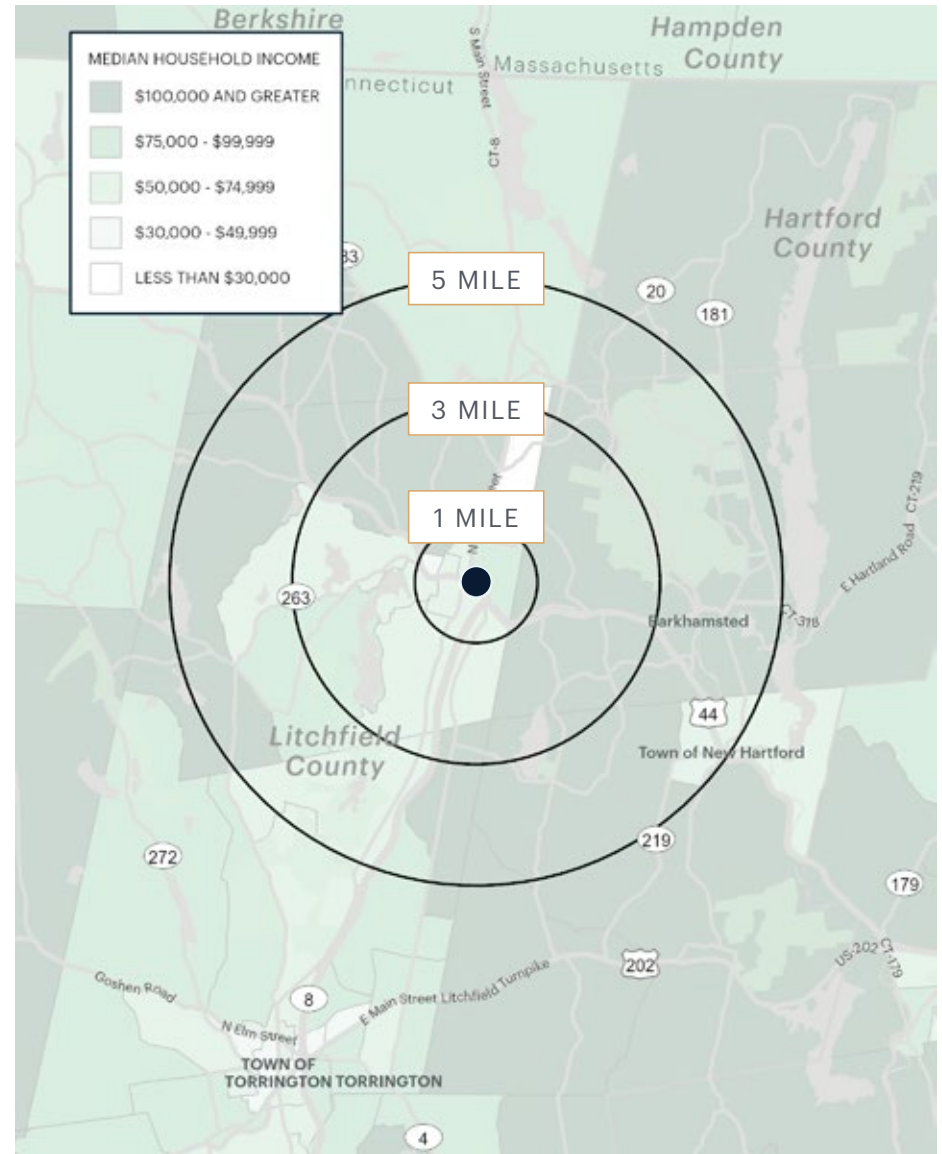
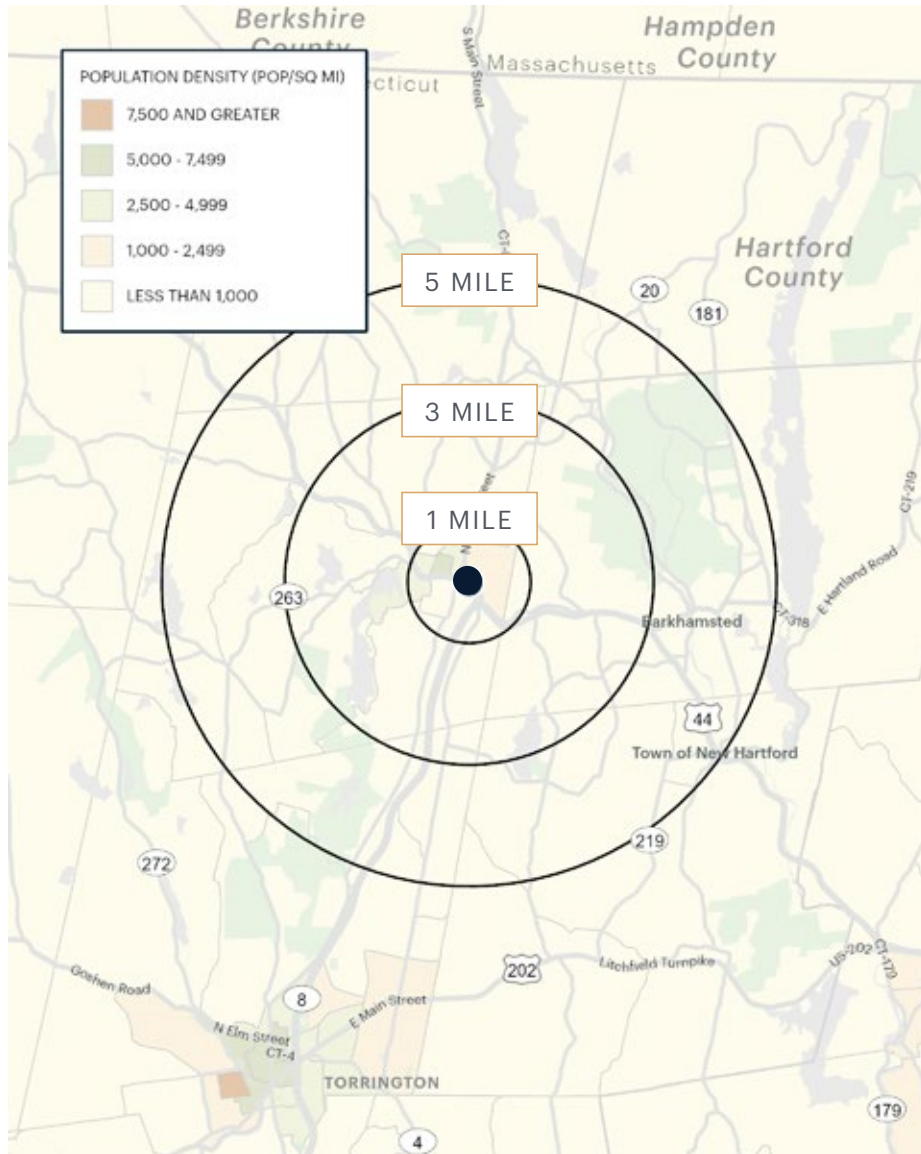


AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	5,663	10,623	18,298
NUMBER OF HOUSEHOLDS	2,636	4,787	7,960
AVERAGE HOUSEHOLD INCOME	\$83,480	\$90,335	\$105,177
MEDIAN HOUSEHOLD INCOME	\$65,540	\$72,140	\$81,625
COLLEGE GRADUATES	900 21.0%	2,228 28.0%	4,671 35.0%
TOTAL BUSINESSES	322	559	869
TOTAL EMPLOYEES	2,307	4,392	6,619
DAYTIME POPULATION	5,034	9,635	15,562

AREA DEMOGRAPHICS



CONTACT EXCLUSIVE AGENT

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