

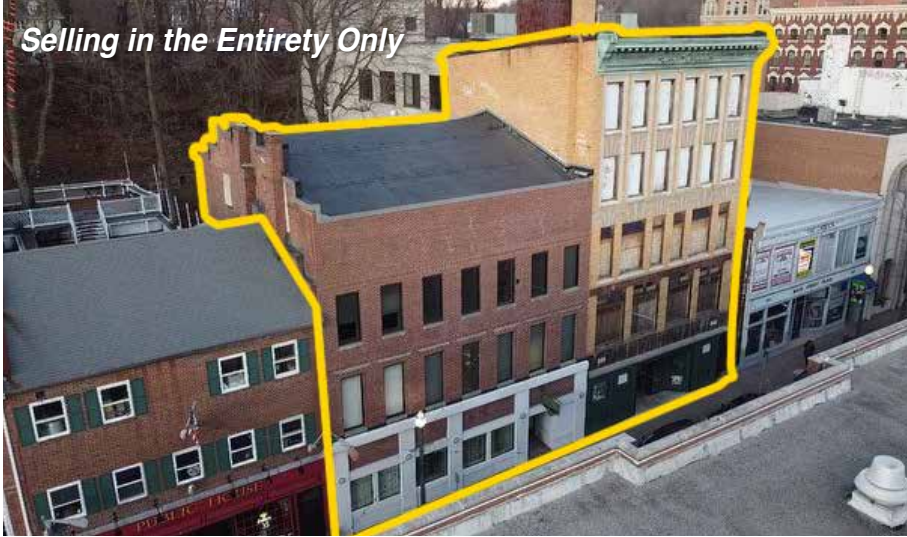
REDEVELOPMENT OPPORTUNITY ON .29± ACRES

138-142 & 146 Main St, Norwich, CT

13,744± sf GLA Commercial Space in 2 Buildings

In Opportunity & Enterprise Zones

Selling in the Entirety Only



AUCTION: Wednesday, October 2 at 12pm On-site
Property Tour: Wednesday, September 25 (11am-1pm)

In the heart of Downtown Norwich Historic District across from the Superior Courthouse, the property has the potential to benefit from an historic tax credits in addition to enjoying incentives associated with the Opportunity Zone & Enterprise Zone. Underlying Chelsea Central District zoning allows for a wide variety of uses including mixed-use, office, services, fitness, retail, bars, taverns & cafes with many additional uses by special permit.

146 Main St features views of Thames River from the upper 3 floors. On street parking & public parking garage nearby. Property on SEAT bus route, 14± miles to New London commuter rail, 19± miles to Mystic Amtrak with easy access to Routes 2 & I-395.

138-142 Main St

1st class office space - 6,926± sf 3.5-story commercial brick office building with 10± ft ceilings, central HVAC & gas on .26± acre. Historic district contributing building k/a "Robert Johnson's Store" in Greek Revival style built circa 1846. Configured as law offices with reception/waiting room, library, conf rooms, offices, shared work/file areas, restrooms & more. The 4 floor is vacant.

146 Main St

In need of complete rehab & new elevator (shaft in place & can provide access to 138-142 Main St.), gutted & ready for build-out - 6,818± sf 5-story brick building formerly mixed-use with apartments over store with flat roof, 10± ft ceilings & 1,346 sf unfinished basement on .03 acre. Historic district contributing building k/a "Plaut-Cadden" building in Neo-classical style built circa 1910.

RE Tax Appraisal:

\$687,100 (2023 revaluation)

Parcel IDs:

102-2-51 & 102-2-50

Site:

0.29± acre with 77± ft frontage

Deed References:

1218/0296, 3320/0213

Terms of Sale: 10% certified deposit of which \$20,000 in certified or bank check at the auction & remainder by 4pm ET on Thursday, October 3, 2024. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers: Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

JJManning
AUCTIONEERS

Auction Held in Cooperation with:



Property Info., Photos, Broker Reg. & Full Terms at:

JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



CT REB.0790057 & CT REB.0751794
 Brochure 1808 • Ref 24-2063