

159 Main Street, Chester, CT

Mixed Use for Sale



\$435,000

- Investment Opportunity
- 2 Commercial tenants
- 3 Apartments
- 4,949 Sqft
- Ample Parking
- Steps from Downtown Chester
- Oil heat and Central AC with separate meters for commercial tenants
- Electric heat for apartments
- Façade recently received professional detailing of siding, trim and flashing

Great Investment property on a highly visible corner lot on Main St. and Rte. 154 just steps from downtown Chester. Two long-term commercial tenants occupy the first floor with 3 apartments on 2nd floor, 2 two-bedroom (one with separate entrance) and 1 one-bedroom. The building was completely renovated in 1986 with all new mechanicals, electrical, plumbing as well as all interior finishes throughout, including new sheet rock and paint in apartment bathrooms and kitchens. The exterior has been maintained on a regular basis, most recently a few months ago when the entire facade received professional detailing of siding, trim and flashing maintenance. The two (2) first floor commercial units are in excellent condition with above average finishes and well maintained by each tenant. Each unit has independent oil heat and central air with separate metered utilities. All apartment units have individual hot water heaters in basement and each has electric heat with all utilities paid by tenants. There is ample parking for all tenants and guests at the rear of the building. The entire lot was repaved 8 years ago and is in excellent condition. Lighting is controlled by lighting sensors for both the parking lot area and the common areas within the building.



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Demographics	1 MILE	3 MILES	5 MILES
Total Population	883	6,900	15,500
Total Households	372	2,893	6,324
Average Household Income	\$103,015	\$104,882	\$109,251

All information stated is from sources deemed reliable and is submitted subject to errors, omission, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.