

AVAILABLE FOR SALE OR LEASE

15 Locust Street, Meriden, CT



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15 Locust Street, Meriden, CT

FABULOUS OPPORTUNITY FOR REDEVELOPMENT

PROPERTY DETAILS

Building 1 Area: 962± SF

Loading: One loading dock

Building 2 Area: 384± SF

Loading: One drive-in door

Zoning: Grandfathered in for a Scrapyard
R-3 Multiple-Family Residential District

Parking Lot: Repaved in 2022

Year built: 1900/renovated 2022

Heating: Oil

Water: City Sewer: City

Taxes: \$3,780. Insurance: \$1,370.

Sale Price: \$700,000.

Lease Price: \$6,000. per month NNN

Total of 0.81 acre. Two buildings are on this lot.



15 Locust Street, Meriden, CT



Location: 3 mins to Exit 7 of 691
5 mins to Exit 6 of 691

Apartment Conversion

15 Locust Street, Meriden, CT



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Apartment Conversion

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§ 213-20. R-3 Multiple-Family Residential District.

- A. The purpose of this district shall be to provide areas for a range of housing types at a medium density commensurate with the scale and characteristics of the City's older neighborhoods; these are areas with access to major transportation arteries and a range of community services.
- B. Permitted uses. No building or premises may be used, in whole or in part, for any purpose except those listed below.
 - (1) Permitted uses by right:
 - (a) Single-, two- and three-family dwellings.
 - (b) Multiple dwellings with a maximum of eight units in a structure, except for garden-type multifamily development as may be permitted by special exception.
 - (c) Municipal or public uses and buildings.
 - (d) Public and private utility substations.
 - (e) Child-care provider — Class II, subject to the requirements of § 213-16B(1)(d). [**Added 2-3-1992**]
 - (2) Uses permitted subject to issuance of a special exception permit by the Zoning Board of Appeals in accordance with the requirements of § 213-73:
 - (a) Places of worship and public assembly, including parish houses, parochial schools, meeting rooms and recreation facilities customarily accessory to such uses.
 - (b) Crop and tree farming, keeping of farm animals, except for fur-bearing animals raised for commercial pelting, greenhouses or nurseries.
 - (c) Mobile homes and mobile home parks, subject to the provision of § 213-19B(2)(c).
 - (d) Riding academies and stables for rental to the general public of animals in the equine family or commercial kennels, subject to the provisions of § 213-16B(2)(c).
 - (e) Membership clubs.
 - (f) Home occupations, subject to the requirements of § 213-18B(2)(e).
 - (g) Garden-type multiple-family developments, subject to the following conditions:
 - [1] The site is at least two acres and is adequately served with public water and public sanitary sewers.
 - [2] The lot coverage shall not exceed 50% of the total lot area.

- [3] The minimum setback from all surrounding streets shall be not less than 35 feet.
- [4] The distance at the closest point between any two buildings of a group of garden-type multiple-family dwellings shall be not less than 50 feet.
- [5] A minimum of 200 square feet of usable open space shall be provided per dwelling unit.
- [6] A group of garden-type multiple-family dwellings shall not be designed so as to permit subsequent subdivision into units which would not conform to the use and area regulations of the district in which it is located.
- [7] The proposed use shall be designed as a single architectural project with appropriate landscaping and shall not materially detract from the character of the neighborhood.
- [8] All other requirements for multifamily dwellings shall be satisfied.
- (h) Rooming, boarding and tourist homes, provided that public sanitary sewers are available.
- (i) Professional offices in residences, subject to the requirements of § 213-17B(2)(e).
- (j) Child-care provider — Class III, subject to the requirements of § 213-19B(2)(j). **[Amended 7-5-1988; 2-3-1992]**
- (k) An existing residential building not less than 50 years old which is historically notable in accordance with § 213-19B(2)(i). **[Added 1-19-1988; amended 6-4-1990¹]**

C. Accessory uses.

- (1) Uses customarily accessory to permitted uses if constructed concurrently with or subsequent to the main building.
- (2) Signs, as regulated in § 213-56.
- (3) Off-street parking and loading, in accordance with the requirements of § 213-55.
- (4) Horses, ponies and animals of the equine family, subject to the requirements of § 213-16C(4).
- (5) Child-care provider — Class I subject to the requirements of § 213-16C(5). **[Added 7-5-1988]**

1. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

- D. Lot and bulk requirements. Lot and bulk requirements are found in § 213-12B.
- E. A driveway or any type of access for any use not permitted by right or special exception in this zone shall not be permitted as an accessory or primary use.
[Added 8-2-1988]

General

ACS, 2015–2019	Meriden	State
Land Area <i>mi</i> ²	24	4,842
Population Density <i>people per mi</i> ²	2,508	738
Number of Households	25,595	1,370,746
Median Age	40.9	41.0
Median Household Income	\$58,843	\$78,444
Poverty Rate	10%	10%

Economy

Top Industries

CT Department of Labor, 2019	Employment	Employers	Av. Wages
1 Health Care & Social Assistance	4,781	168	\$57,404
2 Admin. & Support & Waste Mgmt	2,803	79	\$26,290
3 Retail Trade	2,753	215	\$32,121
4 Manufacturing	2,116	71	\$72,718
5 Local Government	1,945	22	\$64,057
All Industries	22,727	1,412	\$53,692

SOTS Business Registrations

Secretary of the State, June 2021

Total Active Businesses 4,959

New Business Registrations by Year

2001	236	2006	295	2011	233	2016	306
2002	260	2007	293	2012	250	2017	300
2003	255	2008	276	2013	236	2018	358
2004	276	2009	253	2014	282	2019	383
2005	277	2010	240	2015	237	2020	475

Key Employers

Data from municipalities, 2021

- 1 Midstate Medical Center
- 2 Carabetta Management
- 3 Hunters Ambulance
- 4 3M Purification Inc
- 5 Rfs Cable

Demographics

ACS, 2015–2019

Age Distribution

Under 10	6,558	11%	11%
10 to 19	6,087	10%	13%
20 to 29	7,663	13%	13%
30 to 39	8,901	15%	12%
40 to 49	7,914	13%	13%
50 to 59	8,624	14%	15%
60 to 69	7,592	13%	12%
70 to 79	3,732	6%	7%
80 and over	2,605	4%	5%

Race and Ethnicity

Asian <i>Non-Hispanic (NH)</i>	2%	4%
Black <i>NH</i>	9%	10%
Hispanic or Latino/a <i>Of any race</i>	29%	16%
White <i>NH</i>	58%	67%
Other <i>NH, incl. American Indian, Alaska Native, Native Hawaiian or Pacific Islander</i>	2%	3%

Language Spoken at Home

English	73	78%
Spanish	12	22%

Educational Attainment

High School Diploma Only	27	39%
Associate Degree	8	8%
Bachelor's Degree	15	22%
Master's Degree or Higher	8	17%

Housing

ACS, 2015–2019

Meriden	State
Median Home Value	\$171,900 \$275,400
Median Rent	\$1,027 \$1,180
Housing Units	28,826 1,516,629

Owner-Occupied
Detached or Semi-Detached
Vacant

Meriden	State
58	66%
54	64%
10	11%

Schools

CT Department of Education, 2020-21

School Districts

	Grades	Enrollment	Enrollment	Rate (2018-19)
Meriden School District	PK-12	8,118	107	80%
Statewide	-	513,079	15,300	88%

Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

	Math	ELA
Meriden School District	38%	48%
Statewide	48%	56%

Labor Force

CT Department of Labor, 2020

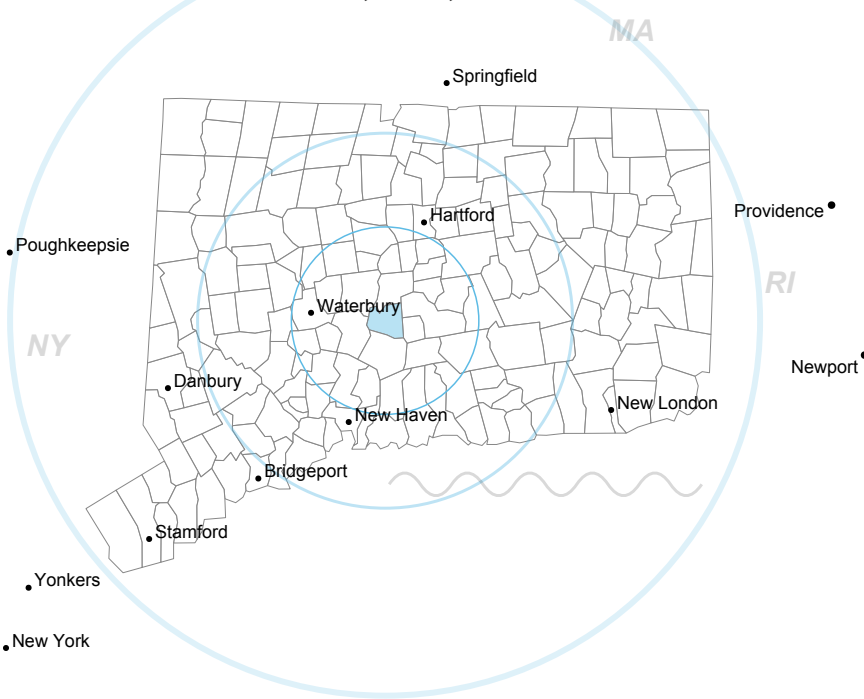
	Meriden	State
Employed	29,711	1,724,621
Unemployed	2,879	148,010

Unemployment Rate

Self-Employment Rate*

*ACS, 2015–2019

Catchment Areas of 15mi, 30mi, and 60mi



Access

ACS, 2015–2019

	Meriden	State
Mean Commute Time <i>Pre-Covid</i>	22 min	26 min

No Access to a Car

No Internet Access

Commute Mode

Public Transport	2	5%
Walking or Cycling	3	4%
Driving	86	88%
Working From Home <i>Pre-Covid</i>	4	5%

Public Transit

CTtransit Service	Local, Express
Other Public Bus Operations	Middletown Transit District (MAT)
Train Service	Amtrak, Hartford Line

Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

Municipal Revenue

Total Revenue	\$216,156,928
Property Tax Revenue	\$124,977,764
per capita	\$2,082
per capita, as % of state av.	69%
Intergovernmental Revenue	\$85,155,417
Revenue to Expenditure Ratio	98%

Boston*

Municipal Expenditure

Total Expenditure	\$221,387,613
Educational	\$123,978,485
Other	\$97,409,128

Grand List

Equalized Net Grand List	\$4,437,677,591
per capita	\$74,533
per capita, as % of state av.	48%
Comm./Indust. Share of Net Grand List	21%

Actual Mill Rate	39.92
Equalized Mill Rate	27.94

Municipal Debt

Moody's Rating	-
Total Indebtness	\$147,916,165
per capita	\$2,484
per capita, as % of state av.	96%
as percent of expenditures	67%

Annual Debt Service	\$19,134,792
as % of expenditures	9%

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