

FOR SALE | HIGHLY VISIBLE RETAIL SITE WITH 2 BUILDINGS (14,098 & 8,288 SF)

FOR LEASE | 1,170± SF - 14,098± SF RETAIL/RESTAURANT/MEDICAL SPACE

892-900 Farmington Avenue, Kensington (Berlin), CT 06037

SALE PRICE: \$1,975,000 | LEASE RATE: \$12.00/SF NNN (Multiple Configurations)



Ranked in Top 50

Commercial Firms in U.S.

The Department of



Property Highlights

- Up to 14,098± SF available
- Will subdivide to 1,170± SF
- Multiple configurations
- 1 Story street level retail
- 73 parking spaces
- 5/1000 parking ratio
- **Drive-thru**
- 2 curb cuts
- Coming 2020 – Train Station Development across from site
- Traffic: 13,316 ADT
- Many area amenities

For more information contact:

Luke Massirio | 860-761-6016 | lmassirio@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
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BUILDING INFORMATION

	<u>Bldg 892</u>	<u>Bldg 900</u>
GROSS BLD. AREA	8,288± SF	14,098± SF
AVAILABLE AREA	Owner occupied	14,098± SF
MAX CONTIGUOUS AREA	1 st Flr - 6,048± SF	14,098± SF
WILL SUBDIVIDE TO	2 nd Flr - 2,240± SF	1,170± SF
OCCUPANCY LEVEL	100%	25%
NUMBER OF FLOORS	2	1
LOADING DOCKS	1 loading dock	1 loading dock
CONSTRUCTION	Brick/Masonry	Brick/Masonry
ROOF TYPE	Gable, Asphalt	Flat Rubber
YEAR BUILT	1999	1962
DRIVE-UP WINDOW	0	1

SITE

SITE AREA	2.07 acres
ZONING	CCD-2
PARKING	73 spaces, 5/1000 ratio
SIGNAGE	On building
VISIBILITY	On Farmington Ave
FRONTAGE	±250'
HWY.ACCESS	Rt. 9, Rt. 372, Rt. 5
TRAFFIC	13,316 ADT
CURB CUTS	2

UTILITIES

SEWER	City
WATER	City
GAS	Yes

EXPENSES

RE TAXES	☒ Tenant	☐ Landlord
UTILITIES	☒ Tenant	☐ Landlord
INSURANCE	☒ Tenant	☐ Landlord
MAINTENANCE	☒ Tenant	☐ Landlord
JANITORIAL	☒ Tenant	☐ Landlord

MECHANICAL EQUIPMENT

AIR CONDITIONING	100%	100%
TYPE OF HEAT	Gas, Forced Air	Gas, Forced Air
SPRINKLERED	No	No

OTHER TENANTS

Matson Rug	ERA Sargis-Breen Real Estate Co.
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TAXES

ASSESSMENT	\$1,645,900
MILL RATE	33.93
TAXES	\$55,845.39

AREA RETAIL Super Stop & Shop, CVS, Walgreens, Dunkin Donuts, Dairy Queen

COMMENTS Coming in 2020 brand new train station development across the street including 76 new apartments.

DIRECTIONS Rt. 9 S to Exit 23, turn right on Christian Lane, continue on Porters Pass, turn right on Farmington Ave, Property will be on the left.

Property Highlights

- Up to 14,098± SF available
- Will subdivide to 1,170± SF
- Multiple configurations
- Street level retail
- 73 parking spaces
- 5/1000 parking ratio
- 250' frontage
- Traffic: 13,316 ADT
- Zoning: CCD-2
- Rt. 9, Rt. 5 & Rt. 372 Access
- Drive-up Window
- 2 Curb Cuts
- Each building has 1 dock
- Many area amenities
 - Shopping, Banking, Dining



Scan the QR Code below with a barcode scanner on your smart phone to access our website.



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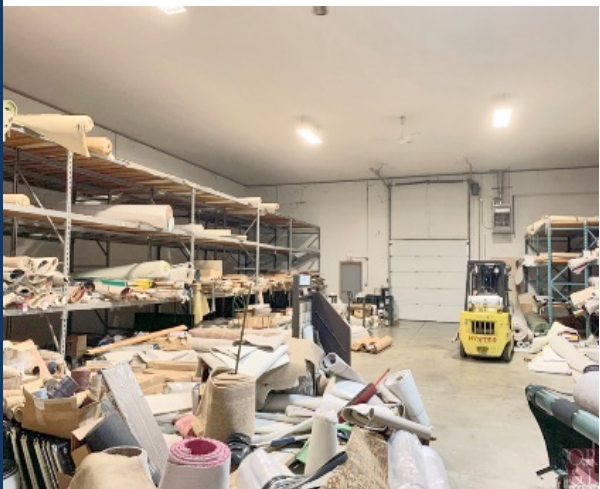
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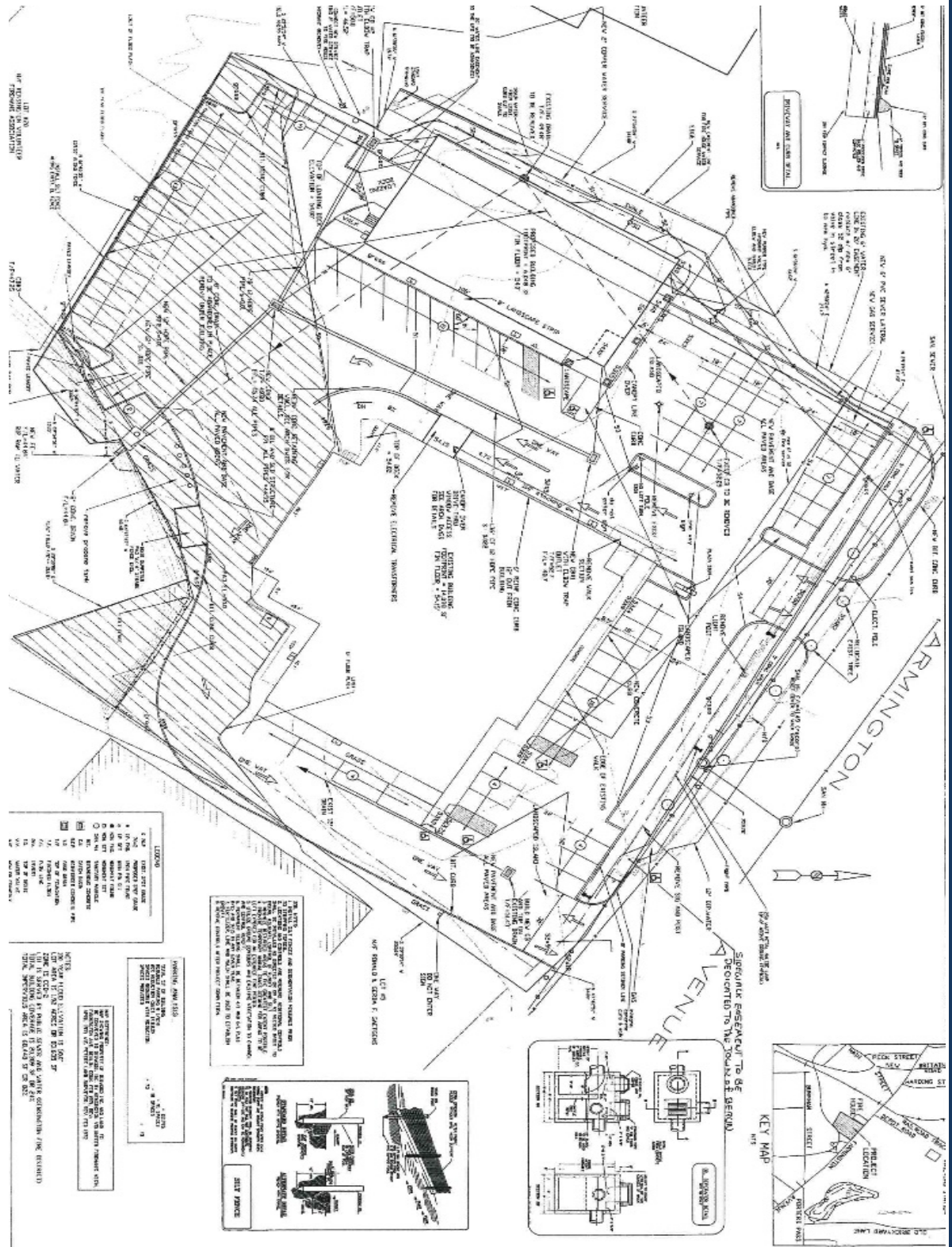
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