

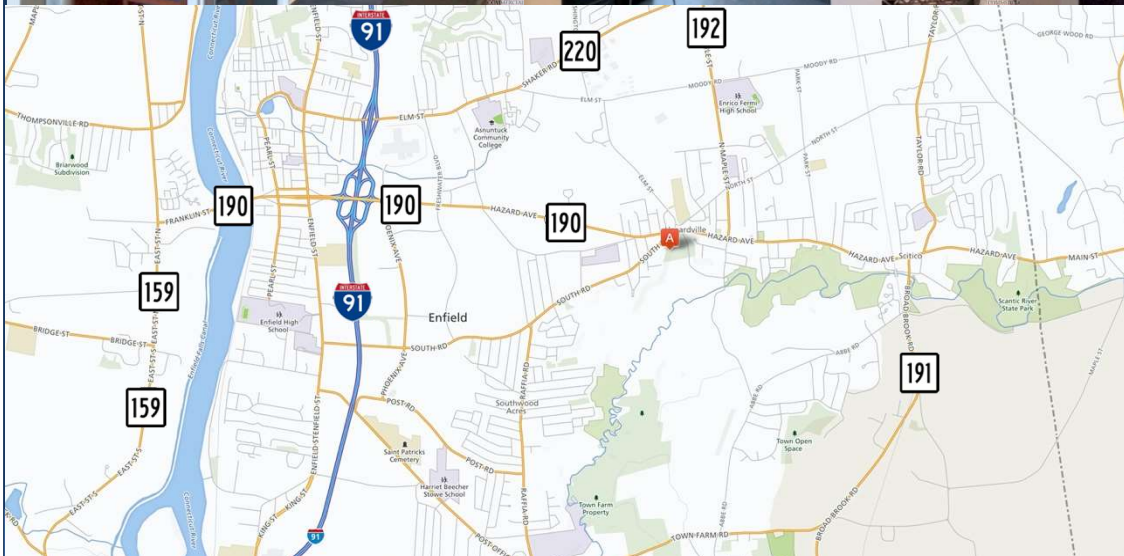
FOR SALE | 2,170± SF COMMERCIAL BUILDING FORMER BANK WITH DRIVE-THRU

231 Hazard Avenue, Enfield, CT 06082

NEW REDUCED SALE PRICE: \$399,000



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 2,170± SF Building
- 1 Story on 0.26 acre
- Drive-thru
- 24± parking spaces
- Traffic: 17,620 ADT
- Frontage:
 - ±130' on North St
 - ±86' on Hazard Ave
- Zoning: BL-H
- I-91, Exit 47E
- Many area amenities

Thomas Wilks | 860-761-6018 | twilks@orlcommercial.com or Andrew Hale | 860-761-6005 | ahale@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

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLD. AREA 2,170± SF
AVAILABLE AREA 2,170± SF
NUMBER OF FLOORS 1 with full basement
ATTIC/BASEMENT 2,170± SF - Storage
CONSTRUCTION Wood Frame, vinyl siding
ROOF TYPE Asphalt Shingle
YEAR BUILT 1951

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Oil, Hot Water
SPRINKLERED TBD
ELECTRIC SERVICE TBD

COMMENTS Includes Drive-thru with 1
teller station and walk-up
ATM

SITE

SITE AREA 0.26 acre
ZONING BL-H
PARKING 24± spaces
SIGNAGE On building
VISIBILITY Excellent on Hazard Ave
FRONTAGE ±130' on North Street
±86' on Hazard Avenue
HWY.ACCESS I-91, Exit 47E
TRAFFIC COUNT 17,620 ADT on Hazard Ave

UTILITIES

SEWER Public
WATER Public
GAS TBD

TAXES

ASSESSMENT \$267,610
MILL RATE 34.23
TAXES \$9,160 + Fire District \$814
\$9,974

DIRECTIONS I-91 N to Exit 47E, Right on Rt. 190/Hazard Ave. Property will be on left in 2.1 miles

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 - Shopping
 - Banking
 - Dining



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barcode scanner on your smart
phone to access our website.



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For more information contact:

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