

FOR SALE | 2,328± SF OFFICE BUILDING

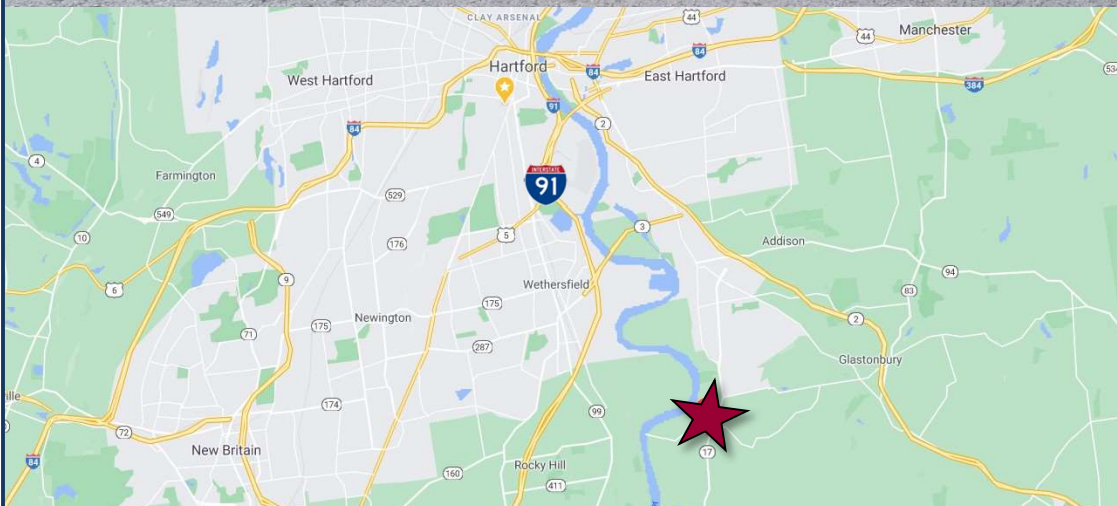
SINGLE STORY ON 0.15 ACRE

19 Water Street, Glastonbury, CT 06033

SALE PRICE: \$582,000

**OR
&L**
Celebrating over
YEARS 1990-2021 COMMERCIAL

Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 2,328± SF Building
- 1 Story
- 0.15± Acre
- 4 Private Offices
- Conference Room
- Reception Area
- 6 Parking Spaces
- Scenic Office Views
- PBD Zone
- Route 17
- Many area amenities

For more information contact:

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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.

FOR SALE | 2,328± SF OFFICE BUILDING

SINGLE STORY ON 0.15 ACRE

19 Water Street, Glastonbury, CT 06033

SALE PRICE: \$582,000

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Celebrating over
30 YEARS 1990-2021 COMMERCIAL

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BUILDING INFORMATION

GROSS BLD. AREA	2,328± SF
AVAILABLE AREA	2,328± SF
NUMBER OF FLOORS	1 plus partially finished basement
1 ST FLOOR ALLOCATION	2,328± SF finished
BASEMENT	2,328± SF partially finished
CONSTRUCTION	Wood Frame
ROOF TYPE	Asphalt Shingle
YEAR BUILT	1900
Kitchenette	Yes

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air- 2 zones
TYPE OF HEAT	Gas, Forced Air
SPRINKLERED	None
ELECTRIC SERVICE	200 amp, 3 phase

SITE INFORMATION

SITE AREA	0.15± acre
ZONING	PBD
PARKING	6 spaces
SIGNAGE	On Building
HWY.ACCESS	Rt 2 to Rt 17

UTILITIES

SEWER	
WATER	City
GAS	City
CNG	

TAXES

ASSESSMENT	
MILL RATE	\$260,000
TAXES	36.9
	\$9,594

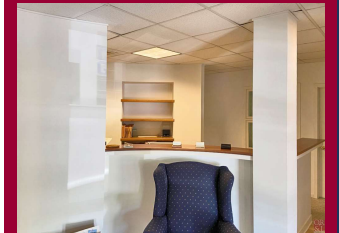
COMMENTS Nicely finished interior with 4 private offices, conference room, work area, reception area and restroom with a shower. Hook up for generator.

DIRECTIONS Rt. 2 E to Exit 7 Rt. 17 S. Turn Right on Rt. 160/Water St. Property will be on left



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- Scenic Office Views
- PBD Zone
- Route 17
- Many area amenities
 - Shopping
 - Banking
 - Dining



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