

FOR SALE | MULTIPLE OFFICE/RETAIL CONDOS THE VILLAGE AT PASCO COMMONS

OR&L
Celebrating over
YEARS 1990-2021 COMMERCIAL

8G, 20A, 27A Pasco Drive & 29A S. Main Street, East Windsor, CT 06088

Ranked in Top 50

8G Sale Price: \$130,000 | 20A Sale Price: \$35,000 | 27A Sale Price: \$102,350 | 29A Sale Price: \$48,500 Commercial Firms in U.S.



UNIT 8G Pasco Dr



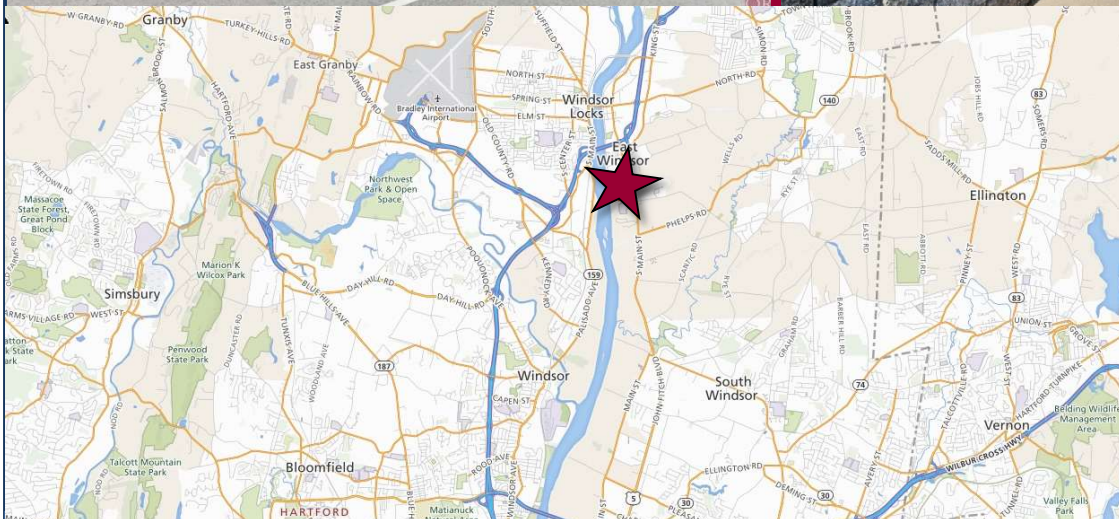
UNIT 20A Pasco Dr



UNIT 27A Pasco Dr



UNIT 29A S. Main St



Property Highlights

- Multiple Office/Retail Condos
- Unit 8G: 1,382± SF
- Unit 20A: 416± SF
- Unit 27A: 960± SF
- Unit 29A: 602± SF
 - Includes 14' x 14' Storage
- 3 parking spaces per unit
- 12 parking spaces for Unit 8G
- Signage: Pylon & On-building
- Zoning: B-1
- Traffic: 19,900 ADT on Rt. 5
- I-91, Exit 44

For more information contact:

Gioia Zack | 860-761-6014 | gzack@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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THE VILLAGE AT PASCO COMMONS



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BUILDING INFORMATION

AVAILABLE AREA 8G: 1,382± SF | 20A: 416± SF
27A: 960± SF | 29A: 602± SF
NUMBER OF FLOORS 2
CONSTRUCTION Wood Frame, Vinyl Siding
ROOF TYPE Asphalt Shingle
YEAR BUILT Full renovation in 2020

SITE INFORMATION

SITE AREA Condo
ZONING B-1
PARKING 3 per unit, 12 for Unit 8G
SIGNAGE Pylon & On-Building
HWY.ACCESS I-91, Exit 44
TRAFFIC COUNT 19,900 ADT on Route 5

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Hot Air
SPRINKLERED No

UTILITIES

SEWER City
WATER City
GAS Yes

8G TAXES

ASSESSMENT \$75,780
MILL RATE 34.72 FD1: 1.7 = 36.42
TAXES \$2,760
ASSOCIATION FEES \$234.65/mo

27A TAXES

ASSESSMENT \$67,200
MILL RATE 34.72 FD1: 1.7 = 36.42
TAXES \$2,447
ASSOCIATION FEES \$151.79/mo

20A TAXES

ASSESSMENT \$29,120
MILL RATE 34.72 FD1: 1.7 = 36.42
TAXES \$1,061
ASSOCIATION FEES \$61.63/mo

29A TAXES

ASSESSMENT \$42,140
MILL RATE 34.72 FD1: 1.7 = 36.42
TAXES \$1,535
ASSOCIATION FEES \$131.76/mo

AREA RETAIL Dunkin Donuts, Walmart, Big Y, KFC, Wendy's, Taco Bell, 5 Guys, Friendly's, Cracker Barrel

COMMENTS Pasco Commons is a unique mixed use village with a blend of commercial & residential life

DIRECTIONS I-91 N Exit 44, Right on Rt. 5 S, left on Pasco Drive.

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- Signage: Pylon & On-building
- Zoning: B-1
- Traffic: 19,900 ADT on Rt. 5
- I-91, Exit 44
- Many area amenities
 - Shopping, Banking, Dining



UNIT 20A



UNIT 29A



UNIT 8G



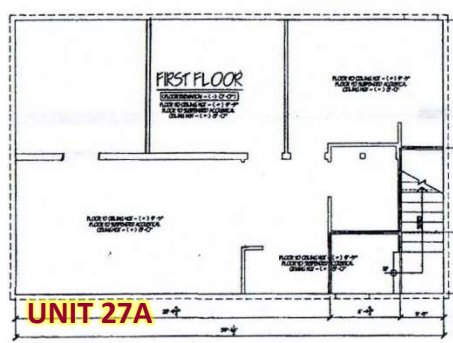
UNIT 20A



UNIT 8G



UNIT 20A



UNIT 27A



UNIT 29A

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Connect with Us



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