

FOR SALE & LEASE | 7,080± SF RETAIL BUILDING

FORMER DRYCLEANERS

441 Middle Tpke West, Manchester, CT 06040

SALE PRICE: \$650,000 | LEASE RATE: \$10.00/SF NNN

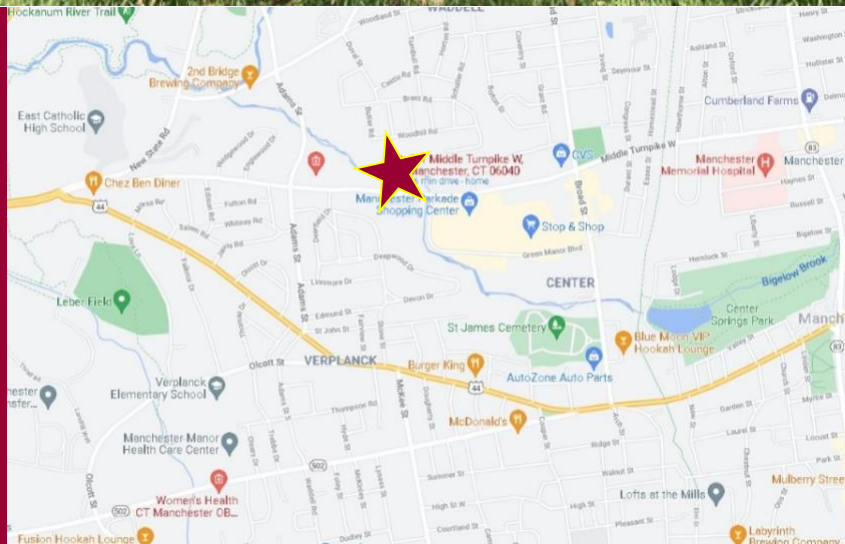


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 7,080± SF available
- Will subdivide to 3,500± SF
- 0.95 acre
- 1 level
- 25 parking spaces
- Zoning: GB
- Traffic Count:
- 243' frontage with 2 curb cuts
- On building signage
- 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
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	7,080± SF
AVAILABLE AREA	7,080± SF
WILL SUBDIVIDE TO	3,500± SF
NUMBER OF FLOORS	1 level
LOADING DOCKS	264 SF Covered loading
CONSTRUCTION	Masonry
ROOF TYPE	Flat, Tar & Gravel
YEAR BUILT	1985

SITE INFORMATION

SITE AREA	0.95 acre
ZONING	GB
PARKING	25 surface spaces
SIGNAGE	On Building
VISIBILITY	Excellent on Middle Tpke
FRONTAGE	243' with 2 curb cuts
HWY.ACCESS	I-84
TRAFFIC COUNT	13,267 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING	None
TYPE OF HEAT	Gas, Forced air
SPRINKLERED	No
ELECTRIC SERVICE	TBD

UTILITIES

SEWER	City
WATER	City
GAS	Yes

EXPENSES

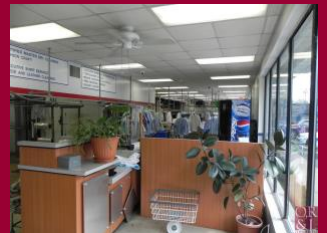
RE TAXES	☒ Tenant	☐ Landlord
UTILITIES	☒ Tenant	☐ Landlord
INSURANCE	☒ Tenant	☐ Landlord
MAINTENANCE	☒ Tenant	☐ Landlord
JANITORIAL	☒ Tenant	☐ Landlord

TAXES

ASSESSMENT	\$500,000
MILL RATE	36.52
TAXES	\$18,260

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- 243' frontage, 2 curb cuts
- On building signage
- Many area amenities
 - Shopping, Banking, Dining



AREA RETAIL Super Stop & Shop, CVS, Dunkin Donuts, Dollar Tree

COMMENTS Excellent retail site with ample parking

DIRECTIONS I-84 Exit 60, right on Rt. 6/ 44, straight on Middle Tpke W, keep right on Middle Tpke.



Scan the QR Code below with the camera on your smart phone to access our website.



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