

FOR SALE | 11,078± SF COMMERCIAL BUILDING

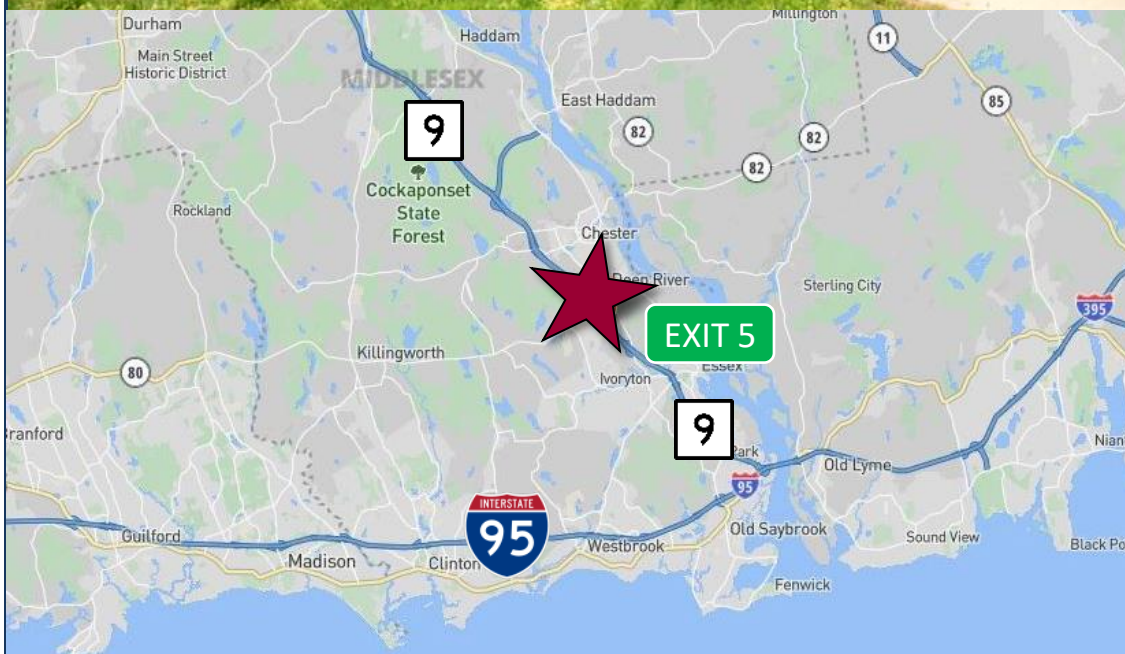
DOWNTOWN DEEP RIVER LANDMARK BUILDING ON 0.83± ACRE

141 Main Street, Deep River, CT 06417

SALE PRICE: \$1,250,000



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- Downtown Deep River Landmark Building
- 11,078± SF Commercial Building for Sale
- Elevator access to 2nd Floor Office space
- Easily divides for multiple tenant use
- Suitable for a wide variety of uses
- Located on 0.83± Acre
- Ample Parking
- Close proximity to Route 9 at Exit 5
- Many area amenities shopping, banking, dining

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.

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BUILDING INFORMATION

GROSS BLDG AREA	11,078± SF
AVAILABLE AREA	11,078± SF
SPACE BREAKDOWN	7,626± SF – 1 ST FL 3,452± SF Office – 2 ND FL with elevator access
NUMBER OF FLOORS	2
BASEMENT	Unfinished
CONSTRUCTION	Masonry
ROOF TYPE	Flat, T&G
YEAR BUILT	1851, Renovated

SITE INFORMATION

SITE AREA	0.83± Acre
ZONING	VCD – Village Commercial District
PARKING	Ample parking
SIGNAGE	Monument
VISIBILITY	Excellent
HWY ACCESS	I-95

UTILITIES

SEWER	Public Connected
WATER	Public Connected
GAS	Yes

TAXES

ASSESSMENT	\$1,550,920
MILL RATE	29.58
TAXES	\$45,876.22

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Forced Air
ELEVATOR	Yes

AREA RETAIL Liberty Bank, Adam's Hometown Market, Cumberland Farms, Walgreens, Anytime Fitness & other small shops and restaurants.

COMMENTS O,R&L Commercial is pleased to present this landmark 11,078± SF 2-story commercial building for Sale close to Deep River's town center on Main Street. The first floor is open & airy with floor to ceiling windows offering tons of natural light. There is elevator access to the 2nd floor office space. This property is suitable for a wide variety of uses from a restaurant with drive-thru to gyms, fitness centers, daycares and more! The building will divide for multiple tenant use.

DIRECTIONS I-95 to Route 9 to CT-80/Exit 5 toward Killingworth/Deep River to W. Elm St/CT-80 to Main St/CT-154



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 - 3,452± SF 2nd Floor
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 - Shopping
 - Banking
 - Dining

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