

TOWN CENTER REDEVELOPMENT OPPORTUNITY

SITUATED ON 1.85± ACRES | 15,025± SF FORMER AUTO DEALERSHIP

120 South Main Street, Colchester, CT 06415

REDUCED SALE PRICE: \$1,400,000

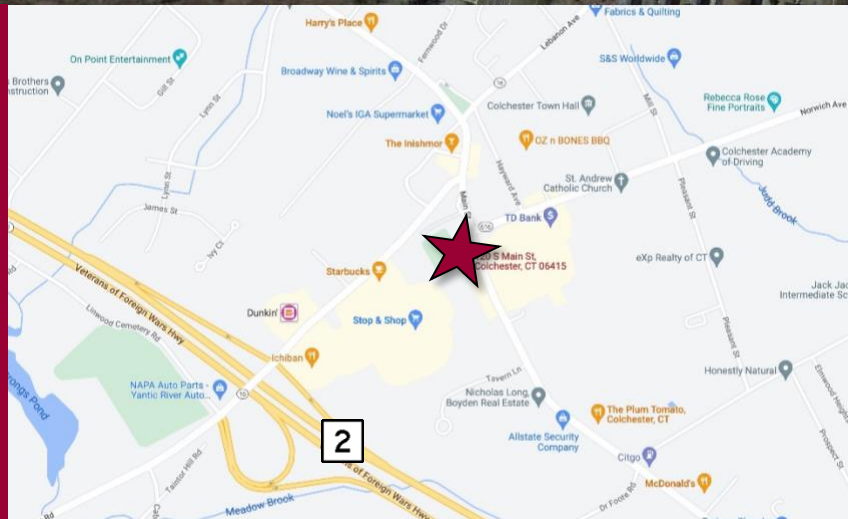


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 15,025± SF Building
- 1 Story + Partial basement
- 2 Drive-in Doors
- 1.85± Acres
- 130 Parking Spaces
- Signage: On-building
- Zoning: TC
- Frontage: 270' on Rt 85
- Traffic: 11,600-13,200 ADT
- Route 2, Exit 18
- Many area amenities

For more information contact:

Thomas Wilks | 860-761-6018 | twilks@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	15,025± SF
AVAILABLE AREA	15,025± SF
NUMBER OF FLOORS	1 plus Partial Basement
BASEMENT	4,050± SF
DRIVE-IN DOORS	2
CONSTRUCTION	Masonry
ROOF TYPE	Flat, Tar & Gravel / Rubber
YEAR BUILT	1937

SITE INFORMATION

SITE AREA	1.85± Acres
ZONING	TC
PARKING	130 parking spaces – 8.67/1000
SIGNAGE	On-Building
VISIBILITY	Excellent on South Main Street
FRONTAGE	270' on Route 85
HWY.ACCESS	Route 2, Exit 18
TRAFFIC COUNT	11,600± - 13,200± ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Forced Air Duct
SPRINKLERED	TBD
ELECTRIC SERVICE	TBD

UTILITIES

SEWER	Public
WATER	Public
GAS	Yes

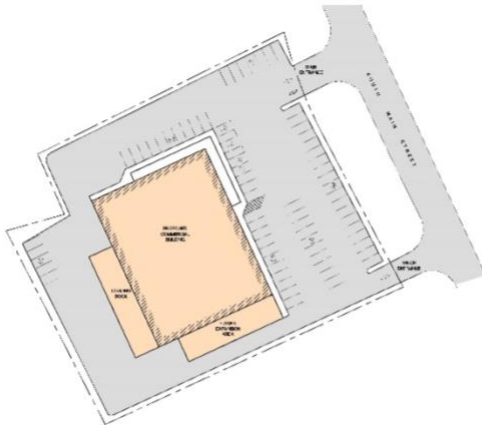
TAXES

ASSESSMENT	\$471,600
MILL RATE	33.05
TAXES	\$15,586

AREA RETAIL CVS, Stop & Shop, Starbucks, Autozone, AT&T

COMMENTS Former Auto Dealership Building

DIRECTIONS Route 2, Exit 18. Left onto Middletown Rd/Linwood Ave (Route 16). Right onto Main St (Route 85). Straight onto South Main St (Route 85). Property on the right.



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- Route 2, Exit 18
- Many area amenities
 - Shopping
 - Banking
 - Dining

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FIND US ON



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