

FOR SALE | 14,995± SF COMMERCIAL BUILDING SITUATED ON 2.73± ACRES IN HIGH TRAFFIC AREA

295 Talcottville Road, Vernon, CT 06066

SALE PRICE: \$1,350,000

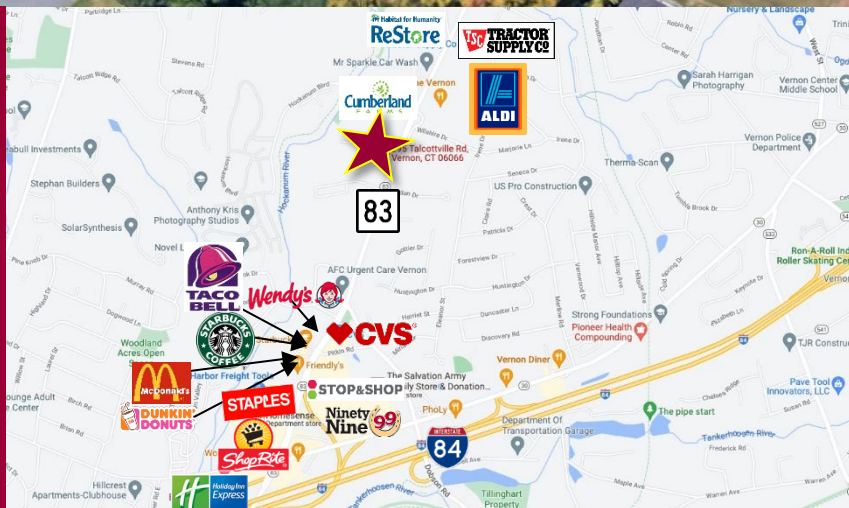
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COMMERCIAL

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Commercial Firms in U.S.



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Property Highlights

- 14,955± SF Building
- 2 Stories plus Basement
- 2.73± Acres
- 80+ Parking Spaces
- Parking Ratio: 5.52/1000
- 1 Drive-in Door (10' x 6')
- Signage: On-building/Pylon
- Zoning: Commercial
- Traffic: 26,700± ADT
- I-84, Exit 64/65
- 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 14,955± SF
AVAILABLE AREA 14,955± SF
NUMBER OF FLOORS 2 plus basement
FLOOR PLATE 4,985± SF
ATTIC/BASEMENT 4,985± SF
DRIVE-IN DOORS 1 (10' x 6')
CONSTRUCTION Wood frame / Brick
ROOF TYPE Built-up
YEAR BUILT 1984

SITE INFORMATION

SITE AREA 2.73± Acres
ZONING Commercial
PARKING 80+ spaces | ratio: 5.52/1000
SIGNAGE On-building / Pylon
VISIBILITY Excellent
FRONTAGE 119' on Route 83
HWY.ACCESS I-84, Exit 64/65
TRAFFIC COUNT 26,700± ADT

UTILITIES

SEWER Public
WATER Public
GAS TBD

TAXES

ASSESSMENT \$616,950
MILL RATE 33.39
TAXES \$20,560

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT TBD
SPRINKLERED TBD
ELECTRIC SERVICE TBD

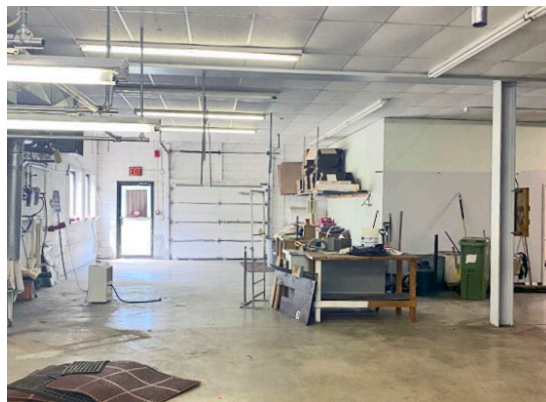
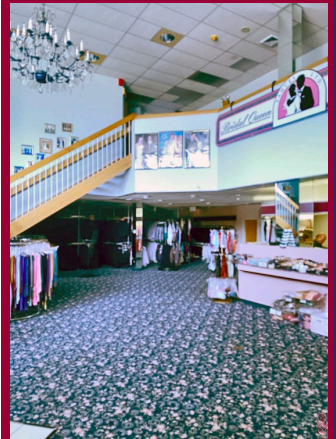
AREA RETAIL Aldi, Spare Time, Tractor Supply, Cardio Express, Dollar General

COMMENTS Former Tuxedo and Prom Dress Rental Business

DIRECTIONS I-84, Exit 65. Straight onto Talcottville Road (Rt. 83). Property will be on the left.

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- Traffic: 26,700± ADT
- I-84, Exit 64/65
- Many area amenities
 - Shopping
 - Banking
 - Dining



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