

FOR SALE | 2,556± SF 3RD FLOOR OFFICE CONDO VALLEY BROOK PROFESSIONAL CENTER

2049 Silas Deane Highway, Unit 3E&F, Rocky Hill, CT 06067

SALE PRICE: \$259,000

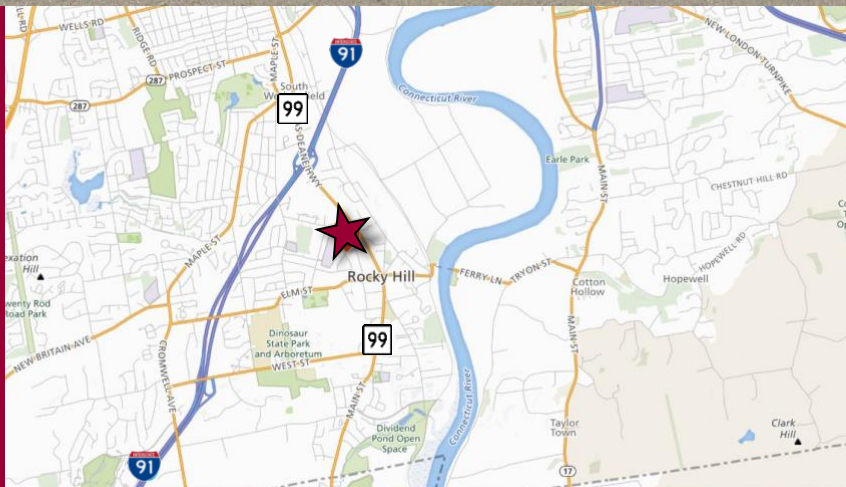


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 2,556± SF available
 - 3rd Floor Space
- Private Kitchenette
- 100 ± Parking Spaces
- Pylon signage
- 1 Elevator
- On bus line
- Traffic: 16,300 ADT
- 1 mile to I-91, Exit 24
- Many area amenities

For more information contact:

Luke Massirio | 860-761-6016 | lmassirio@orlcommercial.com

O,R&L Commercial ▪ 2340 Silas Deane Highway ▪ Rocky Hill, CT 06067 ▪ Tel: (860) 721-0033 ▪ Fax: (860) 721-7882 ▪ www.orlcommercial.com

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 BUILDING AREA	16,236± SF
AVAILABLE AREA	3rd Fl: 2,556± SF
MAX CONTIGUOUS AREA	2,556± SF
WILL SUBDIVIDE TO	2,556± SF
OFFICE AREA	2,556± SF
NUMBER OF FLOORS	3
CONSTRUCTION	Wood Frame / Masonry
ROOF TYPE	Gable, Comp. shingles
YEAR BUILT	1988

SITE

ZONING	Commercial
PARKING	Front, Side & Rear
SIGNAGE	Pylon
VISIBILITY	Excellent on Route 99
FRONTAGE	375'
HWY.ACCESS	1 mile to I-91, Exit 24
TRAFFIC COUNT	16,300 ADT

UTILITIES

SEWER	Public
WATER	Public
GAS	Public

TAXES

ASSESSMENT	\$193,480
MILL RATE	34.52 (2022)
TAXES	\$6,679

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Electric
SPRINKLERED	Yes
ELECTRIC SERVICE	Separately Metered
ELEVATOR(S)	Yes
LIGHTING	Fluorescent

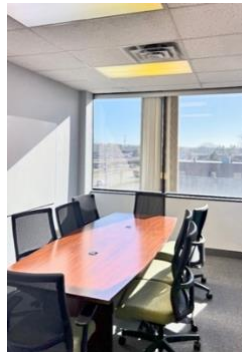
AREA RETAIL Kohls, Aldi and Walmart

COMMENTS High visibility. Signalized intersection. On bus line.

DIRECTIONS I-91 S to Exit 24. Turn right onto Rt. 99 South/Silas Deane Highway.

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- Private Kitchenette
- 100± parking spaces
- Pylon signage
- 1 Elevator
- On Bus Line
- Signalized location
- Traffic: 16,300 ADT
- 1 mile to I-91, Exit 24
- Many area amenities
 - Shopping
 - Banking
 - Dining



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Connect with Us



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