

FOR SALE & LEASE | 5,270± SF MEDICAL OFFICE BUILDING

EXCELLENT VISIBILITY | 0.48± ACRES IN OP ZONE

292 West Main Street, New Britain, CT 06051

SALE PRICE: \$700,000 | LEASE RATE: \$13/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 5,270± SF Building
- Single Story
- 0.48± Acre
- 18 Parking Spaces
- Monument Signage
- Frontage: 138'
- Excellent Visibility
- Zoning: OP
- > ½ mile to Hospital of Central Connecticut
- Route 72, Exit 8

For more information contact:

Jay Morris | 860-721-0033 | jmorris@orlcommercial.com or Kyleigh Caron | 860-761-6004 | kcaron@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	5,270± SF
AVAILABLE AREA	5,270± SF
MAX CONTIGUOUS AREA	5,270± SF
NUMBER OF FLOORS	1
CONSTRUCTION	Brick / Masonry
ROOF TYPE	Flat, Tar & Gravel / Rubber (2008)
YEAR BUILT	1986

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air 3 Rooftop Units (2 Replaced in 2019)
TYPE OF HEAT	Gas, Forced Hot Air
SPRINKLERED	No
ELECTRIC SERVICE	400 amp

TAXES

ASSESSMENT	\$524,370
MILL RATE	49.50
TAXES	\$25,956

SITE INFORMATION

SITE AREA	0.48± acre
ZONING	OP
PARKING	18 parking spaces
SIGNAGE	Monument
VISIBILITY	Excellent on W Main St
FRONTAGE	138' on W Main St
HWY.ACCESS	Route 72, Exit 8

UTILITIES

SEWER	Public
WATER	Public
GAS	Yes

EXPENSES

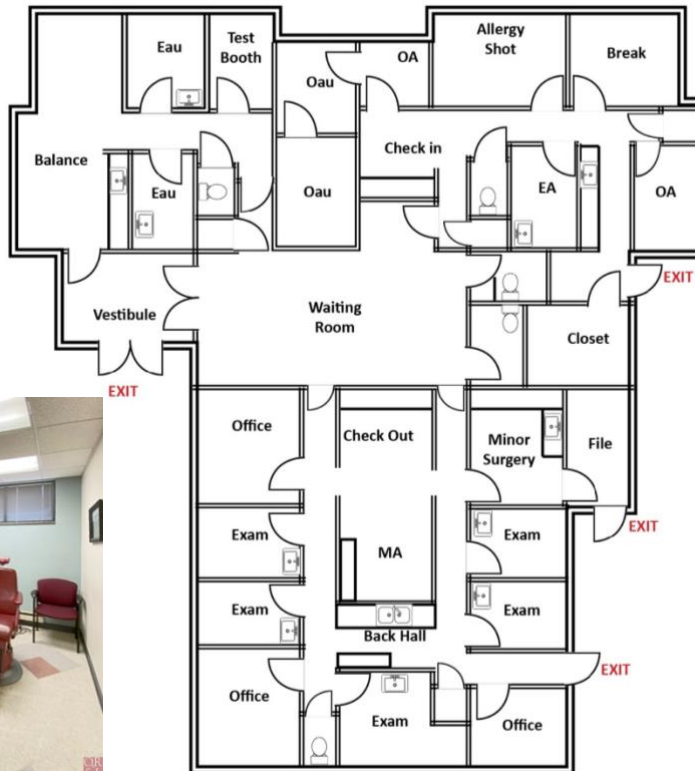
RE TAXES	☒ Tenant	☐ Landlord
UTILITIES	☒ Tenant	☐ Landlord
INSURANCE	☒ Tenant	☐ Landlord
MAINTENANCE	☒ Tenant	☐ Landlord
JANITORIAL	☒ Tenant	☐ Landlord

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- 5,270± SF Building
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- Monument Signage
- Frontage: 138'
- Excellent Visibility
- Zoning: OP
- > ½ mile to Hospital of Central Connecticut
- Route 72, Exit 8
- ¼ mile to downtown amenities
 - Shopping
 - Banking
 - Dining

COMMENTS Fully Built-Out Medical Office Building

DIRECTIONS Route 72, Exit 8. Right onto Lake St. Straight onto Cedar St. Right onto West Main St. Property is on the left.



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FIND US ON



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