

FOR SALE | 4,539± SF MULTI-FAMILY BUILDING

7 UNITS | 0.45 ACRE IN TV ZONE

125 Pearl Street, Enfield, CT 06082

SALE PRICE: \$549,000

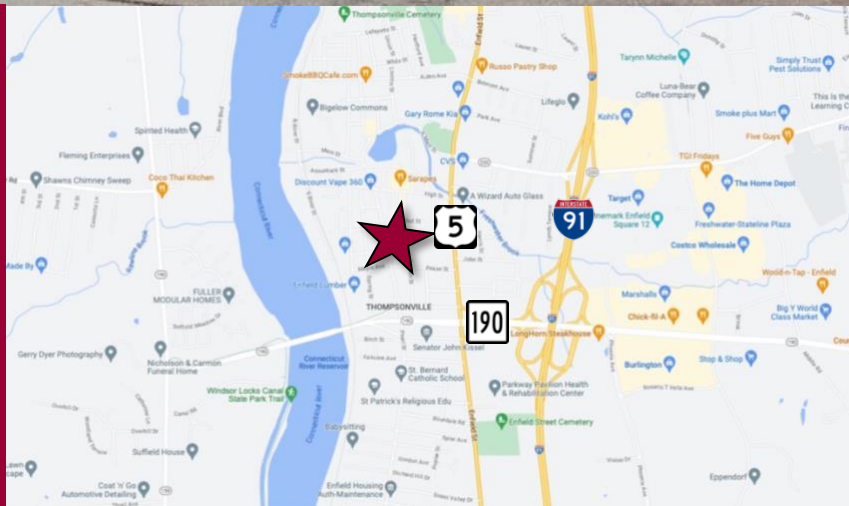


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 4,539± SF Building
- 7 Units
- 0.45 Acre
- 2 Stories
- Finished Attic
- Basement
- Laundry Room
- Ample Parking
- Zoning: TV
- I-91, Exit 47 W
- Many area amenities

For more information contact:

Mark Berkowitz | 860-761-6009 | mberkowitz@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 4,539± SF
AVAILABLE AREA 4,539± SF
UNITS 7
NUMBER OF FLOORS 2
ATTIC 1,109± SF Finished
BASEMENT 2,827± SF
CONSTRUCTION Wood Frame
ROOF TYPE Gable, Asphalt/Comp
YEAR BUILT 1948, Renovated in 2012

SITE INFORMATION

SITE AREA 0.45 Acre
ZONING TV
PARKING Ample
SIGNAGE None
VISIBILITY Excellent
FRONTAGE 95' on Pearl St
HWY.ACCESS I-91, Exit 47 W
TRAFFIC COUNT 4,000 ADT

UTILITIES

SEWER Public
WATER Public
GAS Yes

TAXES

ASSESSMENT \$246,600
MILL RATE 27.89 + 5.74 (FD2) = 33.63
TAXES \$8,293

MECHANICAL EQUIPMENT

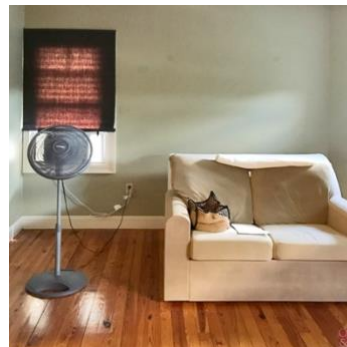
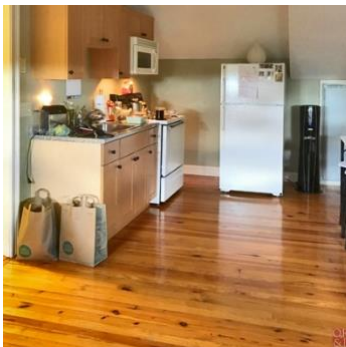
AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Air-Duc
SPRINKLERED 100% Wet

COMMENTS 7 units, each with kitchen (microwave & refrigerator) & air-conditioning. Laundry facilities. Security System.

DIRECTIONS I-91, Exit 47 W. Right onto Hazard Ave (CT-190). Right onto Pearl St. Property is on Right

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- Ample Parking
- Zoning: TV
- I-91, Exit 47 W
- Many area amenities
 - Shopping
 - Banking
 - Dining



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