

FOR SALE | 2,039± SF OFFICE BUILDING

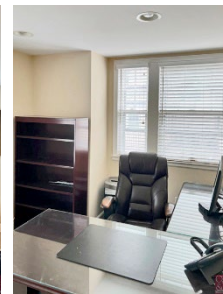
Perfect owner/user office location

97 North Main Street, Southington, CT 06489

SALE PRICE: \$379,000.00 (income producing 2nd Floor)

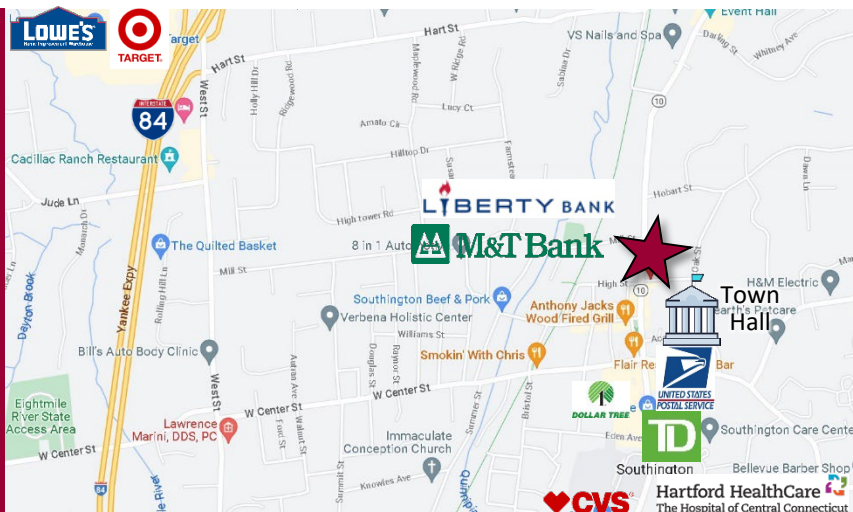
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Property Highlights

- 2,039 SF Total Building
- 2nd Floor Leased
- RO Zone
- Many upgrades recently completed
 - New hot water heater
 - New A/C Unit & Flooring 2nd Floor
 - New front and back doors
 - New outdoor lighting
- Monument Signage
- 13,540 ADT on Rt. 10
- Ample Parking
- Easy Access to I-84
- Many area amenities

For more information contact:

Luke Massirio | 860.761.6016 | lmassirio@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 2,039± SF
AVAILABLE AREA 1,109± SF
2ND FLOOR LEASED 930± SF
NUMBER OF FLOORS 2 plus full basement
CONSTRUCTION Wood Frame, Vinyl Siding
ROOF TYPE Asphalt Shingle
YEAR BUILT 1910

SITE INFORMATION

SITE AREA 0.31 acre
ZONING RO
PARKING 10± parking spaces
SIGNAGE Monument
VISIBILITY Excellent on Rt. 10
HWY.ACCESS I-84
TRAFFIC COUNT 13,540 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Forced hot air
SPRINKLERED No
ELECTRIC SERVICE TBD
ELEVATOR(S) No

UTILITIES

SEWER City
WATER City
GAS TBD

TAXES

ASSESSMENT \$192,570
MILL RATE 29.13
TAXES \$5,609.56

AREA AMENITIES Liberty Bank, M&T Bank, YMCA,
Hospital of Central CT, walking
distance to Town Hall, Town
Hall Annex, Town Green and
post office

COMMENTS Fantastic Opportunity for Owner/User to collect income while operating their business.
Prime location at a signalized intersection with a superior traffic count. Located within
downtown Southington and walkable to many area amenities.

DIRECTIONS I-84 West to Exit 32 for CT-10/Queen St. CT-10 becomes N Main St.

Property Highlights

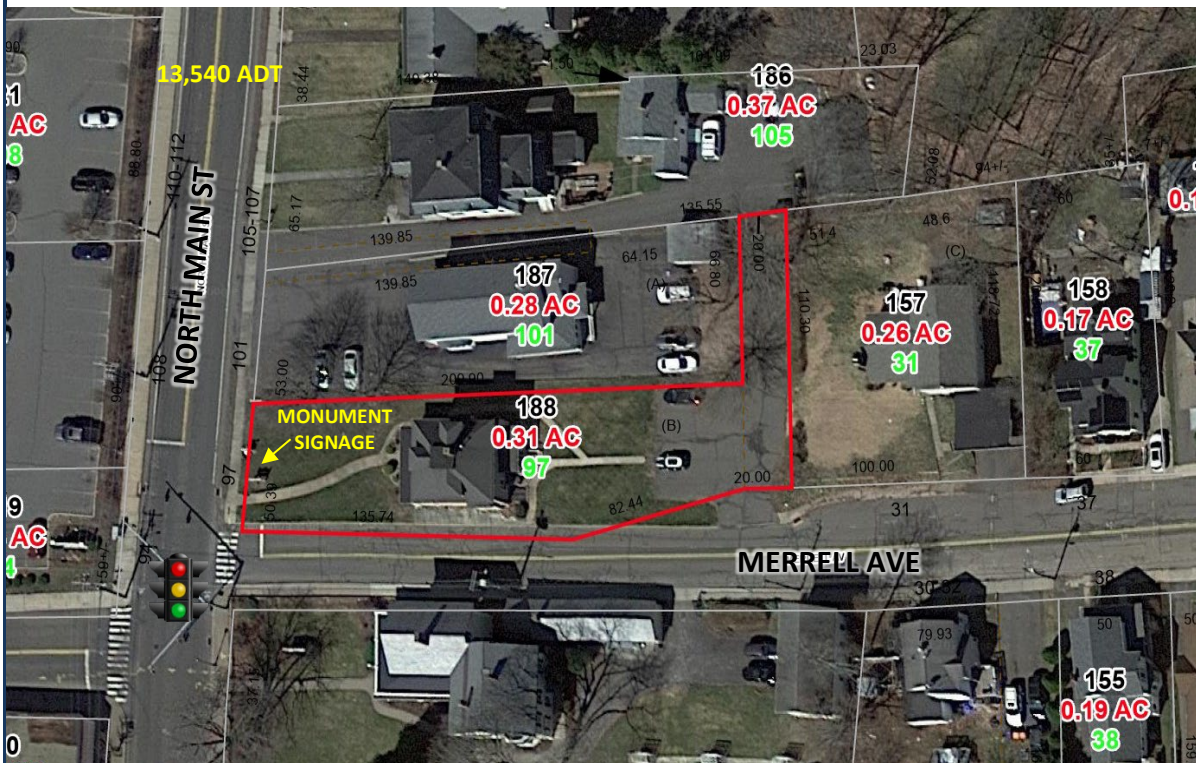
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