

FOR SALE | 2 RETAIL/OFFICE BUILDINGS on 2.27± total acres

APPROVED REDEVELOPMENT SITE | MIXED USE/APARTMENTS WITH A DRIVE-THRU

202 & 212 Mill Street, Berlin, CT | Exceptional Location Neighboring Major Hwy Access

SALE PRICE: \$1,050,000 (BOTH BUILDINGS) | SALE PRICE: \$725,000 (202 MILL STREET ONLY)

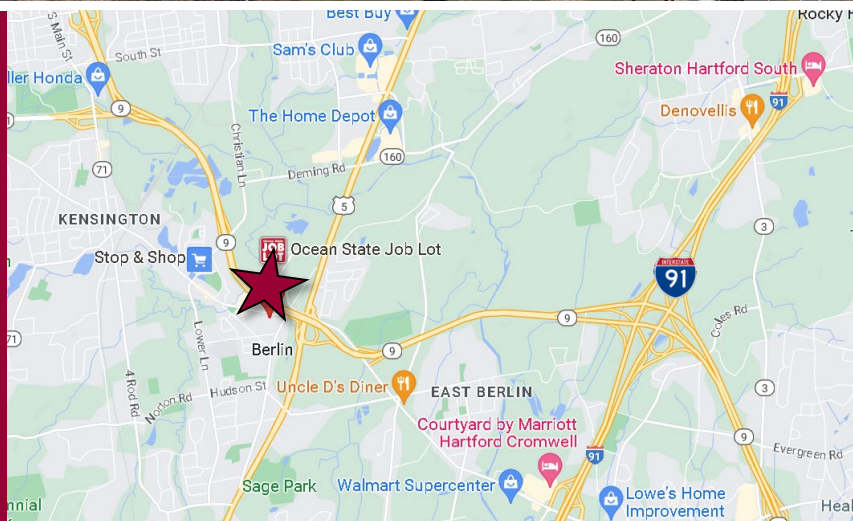
Ranked in Top 50

Commercial Firms in U.S.



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Property Highlights

- 202 Mill Street
 - 5,202 SF Bldg
 - 1.09 acres
- 212 Mill Street
 - 1,956 SF Bldg
 - 1.18 acres
- Zoning: CCD-2
- Ample Parking
- Signage: On-Building
- Traffic: 9,333 ADT
- Immediately off Rt. 9

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

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BUILDING INFORMATION

	202 Mill	212 Mill
GROSS BLD. AREA	5,202± SF	1,956± SF
AVAILABLE AREA	5,202± SF	1,956± SF
NUMBER OF FLOORS	2	1 ½
ATTIC/BASEMENT	2,079± SF	580± SF
CONSTRUCTION	Wood Frame	Wood Frame
ROOF TYPE	Gable/Hip	Gable/Hip
YEAR BUILT	1998	1951

SITE INFORMATION

SITE AREA	2.27 Acres
ZONING	CCD-2
PARKING	Ample
SIGNAGE	On-Building
VISIBILITY	Excellent
FRONTAGE	431'
HWY.ACCESS	Route 9, Exit 32
TRAFFIC COUNT	9,333 ADT (Mill St) 26,900 ADT (Rt 9)

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air	Mini Split Ductless A/C
TYPE OF HEAT	Oil, Forced Air	Oil, Forced Air
SPRINKLERED	TBD	TBD

UTILITIES

SEWER	Public
WATER	Public
GAS	Available

AREA RETAIL

Dunkin', Shell,
Subway, Ocean
State Job Lot,
Stop & Shop,
Mickey Finns

	202 Mill	212 Mill
TAXES		
ASSESSMENT	\$486,300	\$262,800
MILL RATE	29.56	
TAXES	\$14,375	\$7,768

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- Many area amenities
 - Shopping
 - Banking
 - Dining

COMMENTS Located near Route 9, Berlin Tpke, and I-91.

DIRECTIONS Route 9, Exit 32. Right onto Mill Street. Properties on Left.



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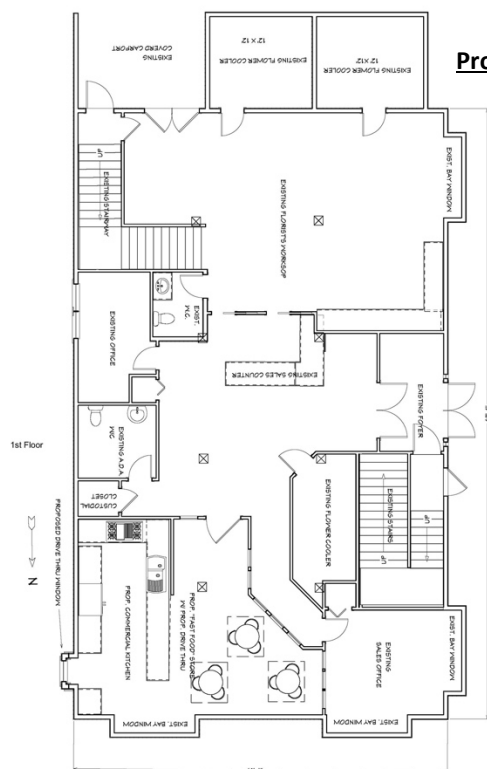
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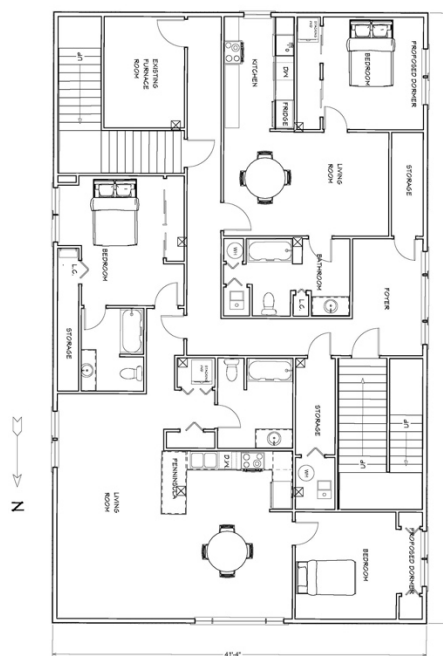
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Proposed Updated Floor Plans for Flower Shop Building



Proposed 1st Floor Plan



Proposed 2nd Floor Plan

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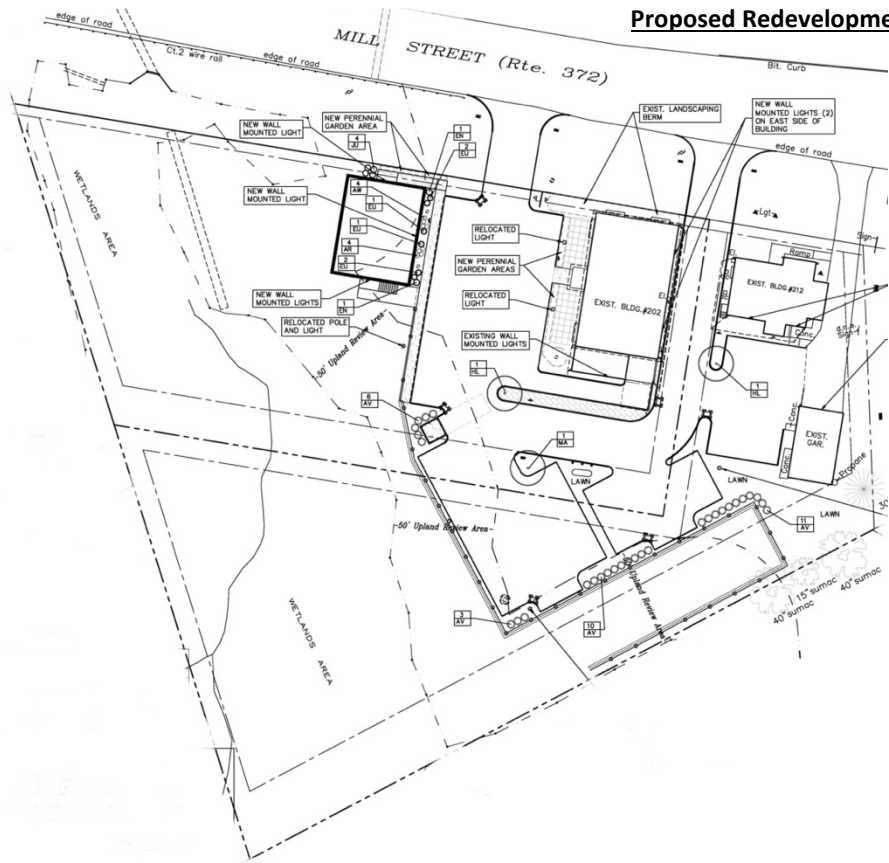
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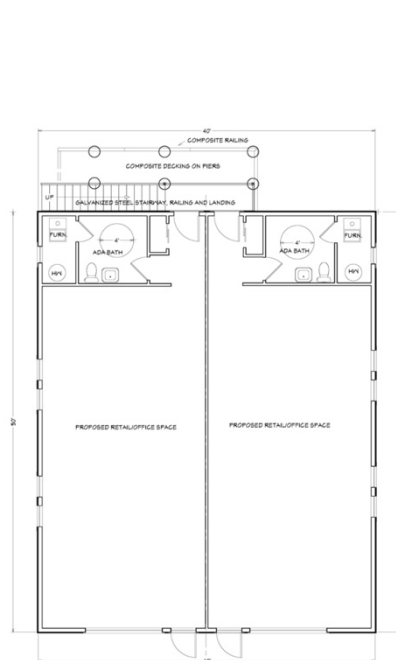
Proposed Redevelopment Option



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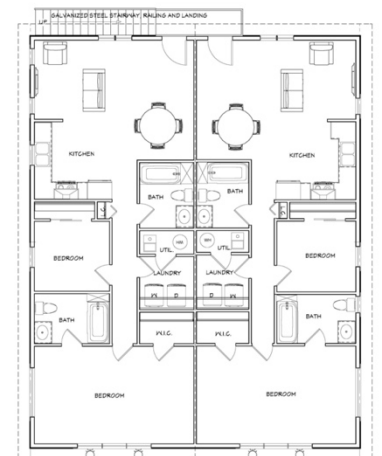
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Proposed 1st Floor Plan



Proposed 3rd Building Plans



Proposed 2nd Floor Plan

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