

FOR SALE | 3,955± SF PROFESSIONAL OFFICE BUILDING

RECENTLY RENOVATED LOCATED ON 1.2± ACRES

219 South Main Street, Cheshire, CT 06410

NEW SALE PRICE: \$950,0000



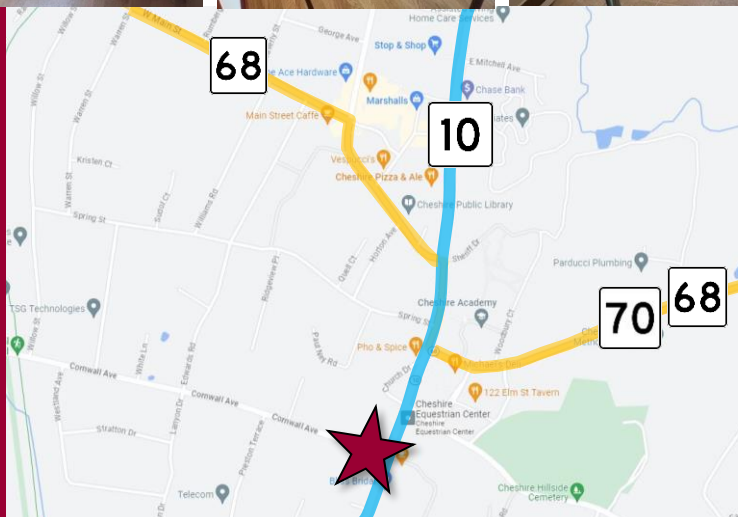
Ranked in Top 50
Commercial Firms in U.S.

NEW PRICE!



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Property Highlights

- Professional Office Building
- 3,955± SF for Sale
- Meticulously improved & cared for
- Central Air
- Former Bank Building with Vault & Drive-thru Lanes
- Located on 1.2± Acres
- 30± Parking Spaces
- Signalized Corner Intersection
- Zoning: R-20A
- Traffic: 23,220 ADT

For more information contact: **Toby Brimberg** | 203-640-5575 Cell, 203-643-1116 Office | tbrimberg@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 BLDG AREA 3,955± SF
AVAILABLE AREA 3,955± SF
NUMBER OF FLOORS 2
ATTIC/BASEMENT Unfinished
CONSTRUCTION Wood Frame
ROOF TYPE Asphalt Shingles
YEAR BUILT 1780 / Remodeled

SITE INFORMATION

SITE AREA 1.2± acres
ZONING R-20A
PARKING Open, 30± spaces
SIGNAGE Yes
VISIBILITY Excellent
FRONTAGE 212 Feet on Route 10
TRAFFIC COUNT 22,283±

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Hot Air
ELECTRIC SERVICE 400amp & 200amp

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Yes

RECENT IMPROVEMENTS New HVAC, carpet, refinished floors, paint throughout, ADA accessible ramp/entrance, new interior/exterior lighting, & more.

TAXES

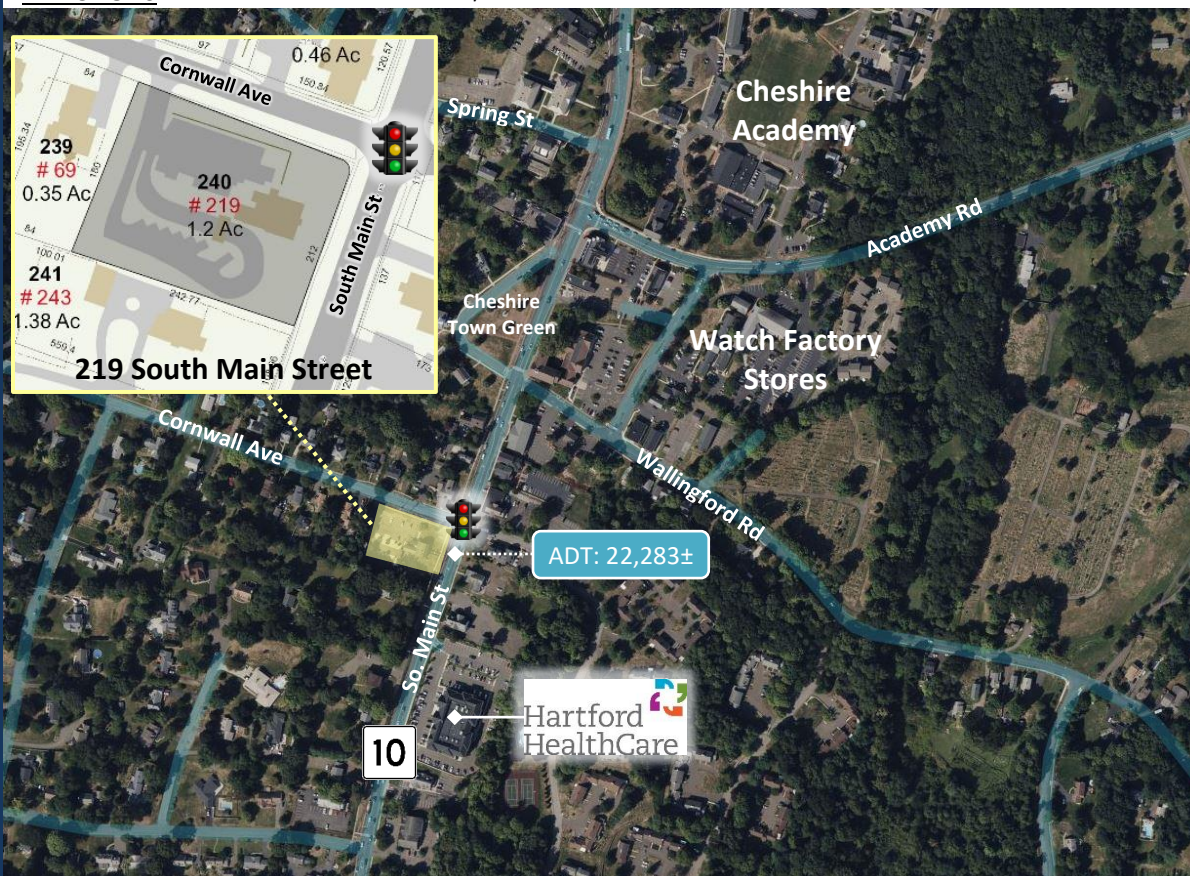
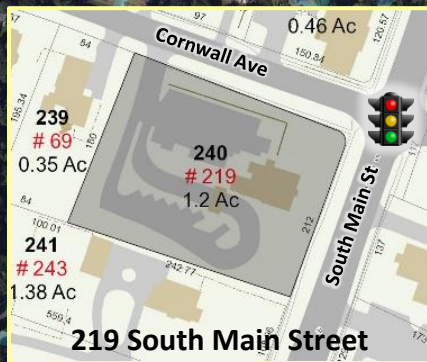
ASSESSMENT \$355,060
MILL RATE 35.09
TAXES \$12,459.06

COMMENTS O,R&L Commercial is pleased to present a 3,955±SF professional office building for Sale located on the corner of South Main Street (Route 10) and Cornwall Ave at a signalized intersection in the center of Cheshire. Meticulously improved and cared for interior and exterior. Formerly a bank building with vault and drive-thru lanes. Average daily traffic on South Main Street is 22,283±.

DIRECTIONS Route 68 to South Main Street / Route 10

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- Located on 1.2± Acres
- 30± Parking Spaces
- Signalized Corner Intersection
- Zoning: R-20A
- Traffic: 22,283± ADT
- Many area amenities
 - Shopping
 - Banking
 - Restaurants



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FIND US ON



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