

INVESTMENT OPPORTUNITY | 9,090± SF RETAIL BUILDING

5 RETAIL TENANTS | 2.5 ACRES IN CR ZONE

2 Spring Lane, Farmington, CT 06032

SALE PRICE: \$1,950,000

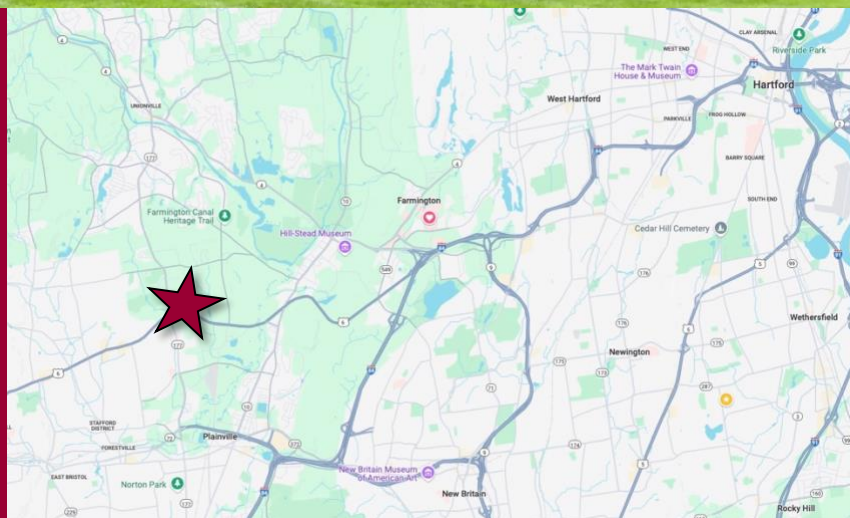


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Property Highlights

- 9,090± SF Retail Building
- 1 Story
- 5 Tenants
- 2.50 Acres
- Parking Ratio: 6.67/1000
- Signage:
 - On-Building / Pylon
- Zoning: CR
- Traffic: 14,400 ADT
- I-84, Exit 38
- 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
Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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BUILDING INFORMATION

GROSS BLD. AREA 9,090± SF
SPACE BREAKDOWN Unit 1: 1,795± SF
Unit 2: 1,476± SF
Unit 3: 1,230± SF
Unit 4: 1,230± SF
Unit 5: 1,476± SF
Unit 6: 1,795± SF
NUMBER OF FLOORS 1
CONSTRUCTION Wood / Clapboards
ROOF TYPE Asphalt Shingle
YEAR BUILT 2008

MECHANICAL EQUIPMENT

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

OTHER TENANTS Galleria Restaurant, Life Family Chiropractic, Nobly Nails & Spa, Xclusive Ink, Studio E Salons

COMMENTS Very well-maintained, 100% leased retail strip center in highly desirable location next to busy route.

DIRECTIONS I-84, Exit 38. Continue onto Route 6 (Colt Highway to Scott Swamp Road).

SITE INFORMATION

SITE AREA 2.50 Acres
ZONING CR
PARKING 6.67/1000
SIGNAGE On-building / Pylon
VISIBILITY Excellent on Rt. 6
FRONTAGE 218'
HWY.ACCESS I-84, Exit 38
TRAFFIC COUNT 14,400 ADT

UTILITIES

SEWER Public
WATER Public
GAS Yes

TAXES

ASSESSMENT \$904,960
MILL RATE 24.21
TAXES \$21,909

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 - Shopping
 - Banking
 - Dining



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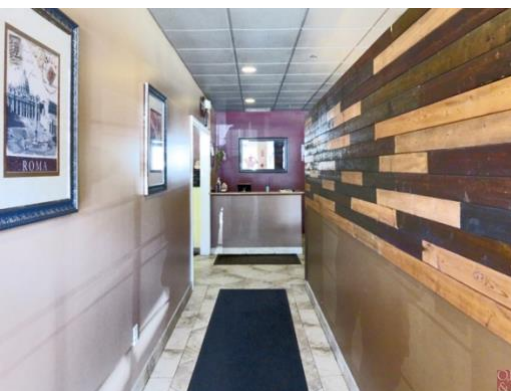
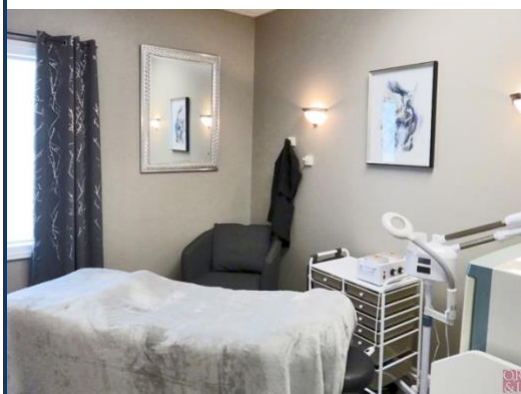
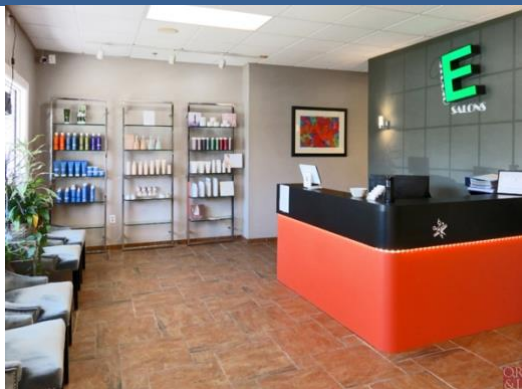
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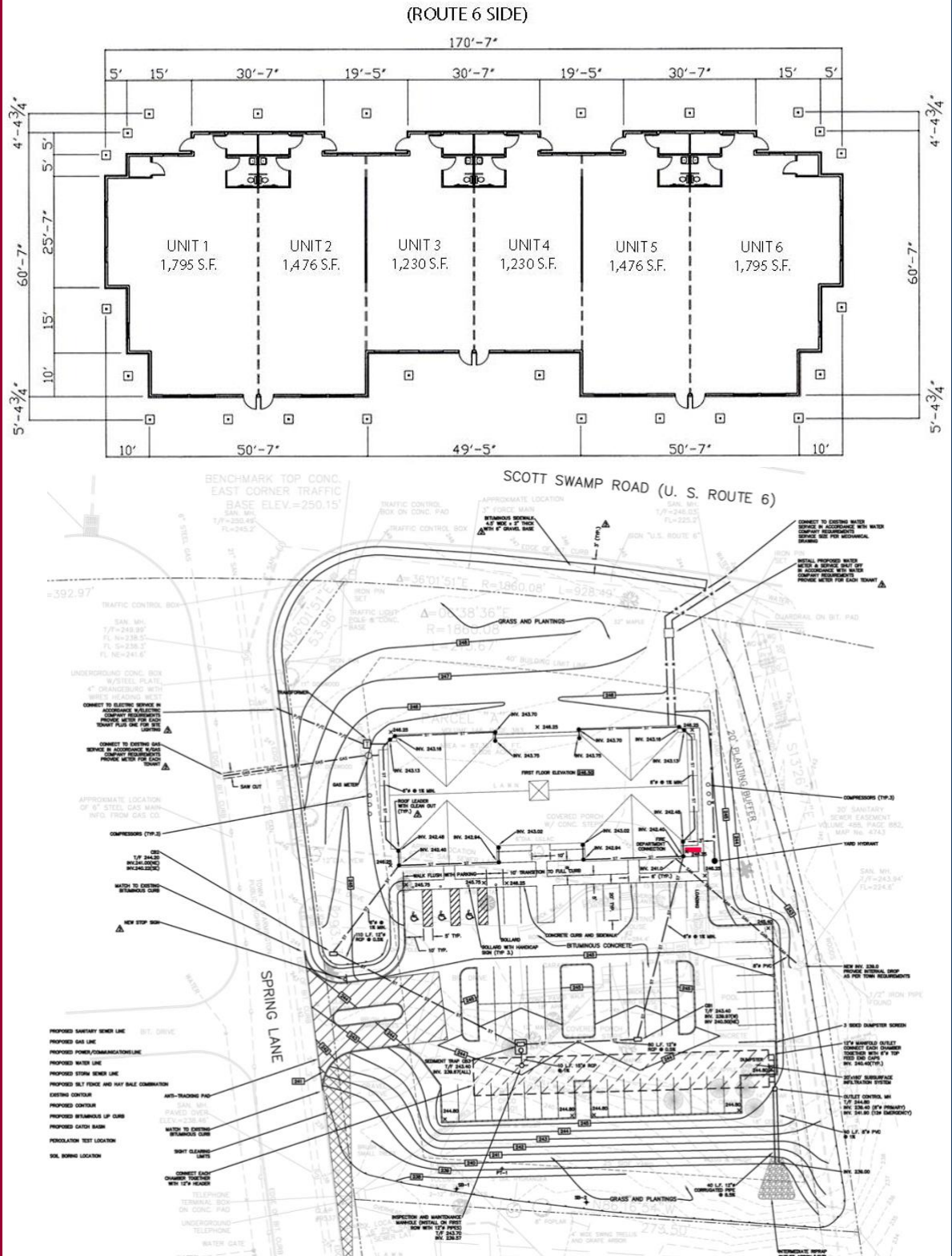
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