

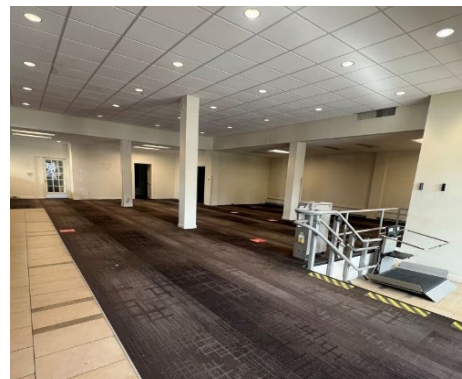
FOR SALE | 2-STORY BANK / OFFICE BUILDING DOWNTOWN SOUTHTON MAIN STREET LOCATION

22 Main Street, Southington, CT 06489

REDUCED SALE PRICE: \$675,000

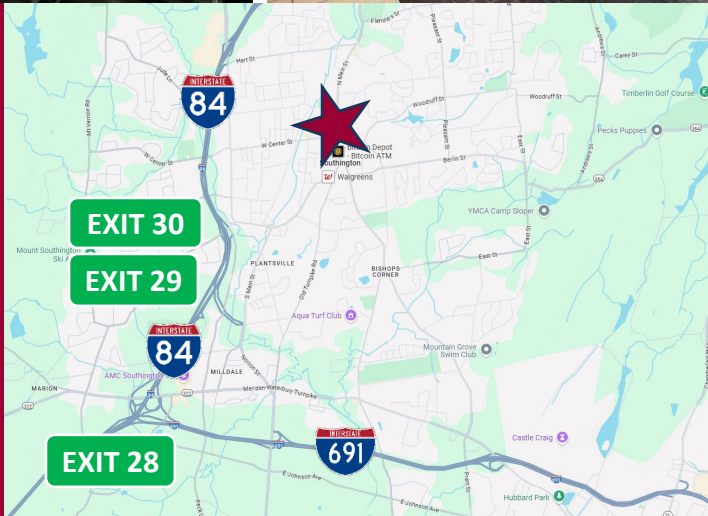


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Property Highlights

- Main Street Location
- 2-Story Bank / Office Building For Sale
- Spacious Office Area with Central Air
- Located on 0.20± Acre
- Surrounded by Municipal Parking
- Many Restaurants, Shops, Coffee Houses, & Town Hall nearby

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

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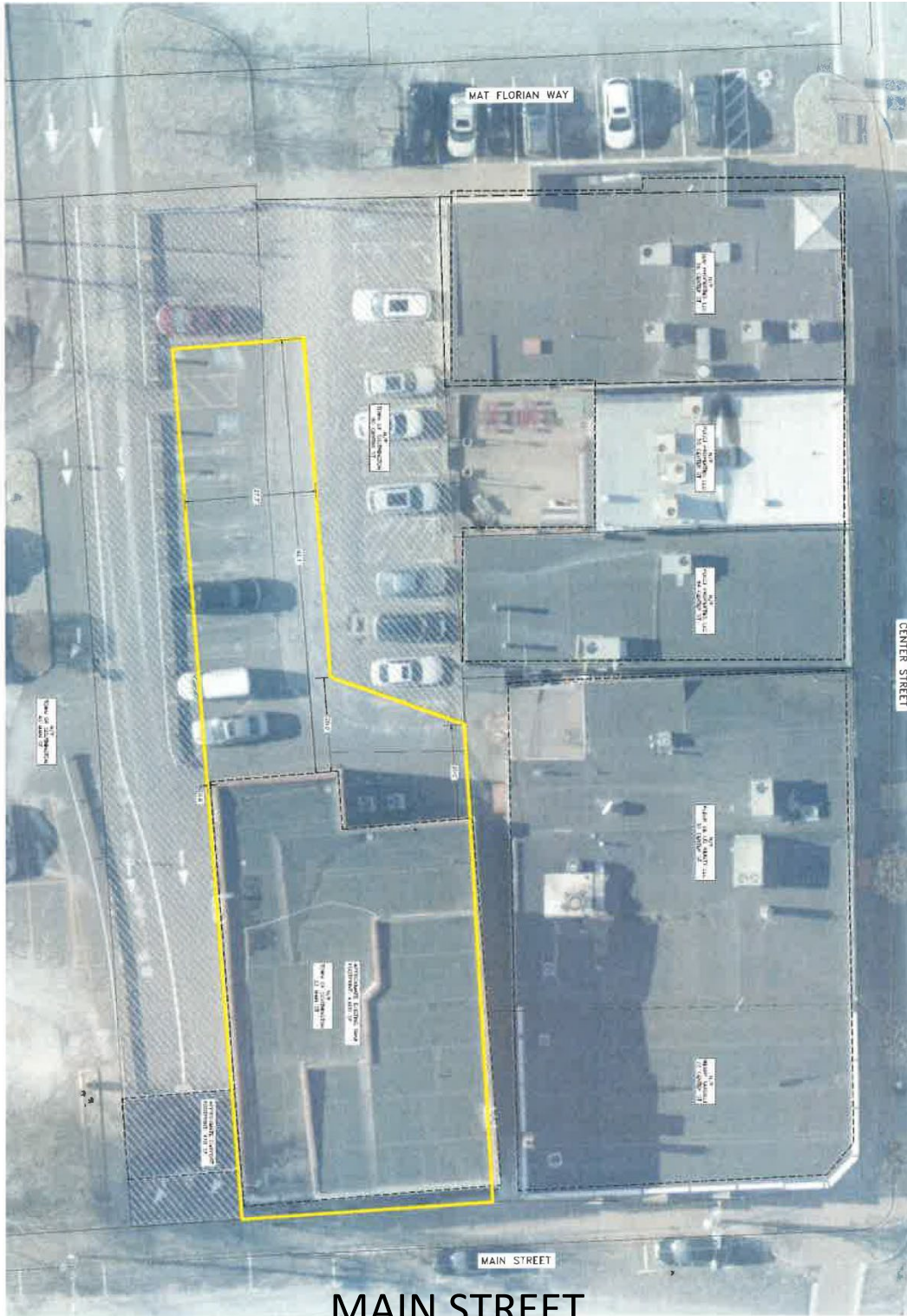
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BUILDING INFORMATION

GROSS BLDG AREA	4,550± SF Main floor 1,872± SF Finished 2 nd floor 1,872± SF lower level
NUMBER OF FLOORS	2
CONSTRUCTION	Masonry
ROOF TYPE	Tar & Gravel
YEAR BUILT	1900

SITE INFORMATION

SITE AREA	0.20± acre
ZONING	CB
PARKING	Municipal lot adjacent to building
VISIBILITY	Excellent
FRONTAGE	77 Feet on Main Street
HWY ACCESS	I-84 or I-691
TRAFFIC COUNT	13,300±

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Forced Hot Air

UTILITIES

SEWER	Public Connected
WATER	Public Connected
GAS	Yes

TAXES

ASSESSMENT	\$606,860 (2020)
MILL RATE	15.72 (TBD July 2025)
TAXES	\$9,539.84 (7/2024 & 1/2025)

AREA RETAIL Located in popular downtown Southington location amidst many restaurants, coffee houses, shops, salons, the town hall & more.

COMMENTS O,R&L Commercial is pleased to offer a 2-story bank / office building for Sale located in downtown Southington on Main Street. The building features 4,550± SF of spacious office area on the main floor with central air, plus 1,872± finished 2nd floor & a 1,872± SF in lower level. Located on a 0.20± acre parcel surrounded by municipal parking.

DIRECTIONS I-691 to Exit 5 toward CT-322 to CT-120 / Meriden Ave to Main Street or I-84 to Exit 30 toward W. Main St / Marion Ave to Main St

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