FOR SALE & LEASE | 10,440± SF RETAIL / OFFICE BUILDING

FORMER RITE-AID WITH DRIVE-THRU ON 2.6± ACRES

1395 Middletown Ave (Route 17), Northford, CT 06472

SALE PRICE: $1,950,000 | LEASE RATE: $14/SF NNN

Ranked in Top 50 Commercial Firms in U.S.

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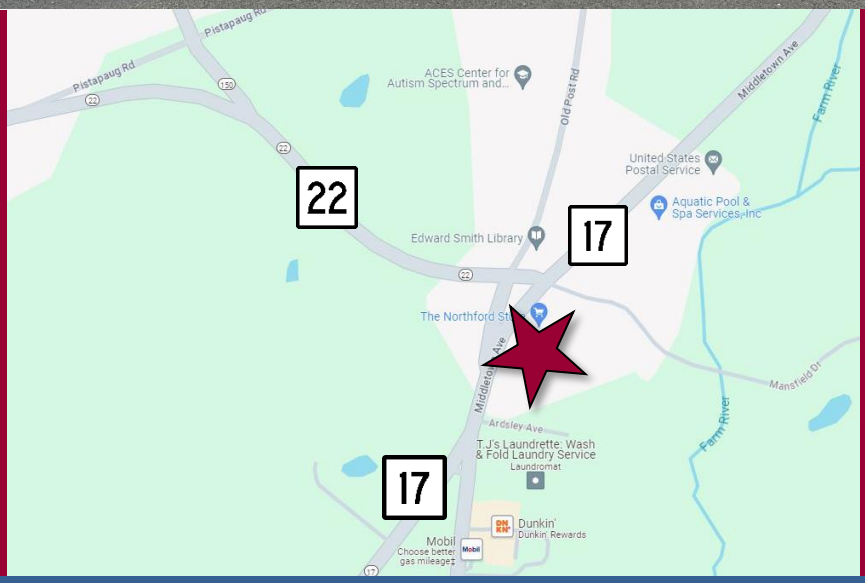

Property Highlights

- 10,440± SF Retail Building on 2.6± Acres
- Available For Lease or Sale
- Existing Drive-thru
- Former Rite-Aid
- Located in Northford's Center
- ADT: 16,600± on Route 17
- Zoning: B-2 – Central Business District
- Many area amenities

For more information contact:

Toby Brimberg | 203-640-5575 | tbrimberg@orlcommercial.com or Will Braun | 203-804-6001 | wbraun@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

GROSS BLDG AREA	10,440± SF
AVAILABLE AREA	10,440± SF
NUMBER OF FLOORS	1
DRIVE-THRU	Yes
CONSTRUCTION	Steel
ROOF TYPE	Asphalt, Composite
YEAR BUILT	2002

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Forced Air

UTILITIES

SEWER	Public Connected
WATER	Public Connected
GAS	Yes

PERMITTED USES Retail stores, office, medical, banks / financial, veterinarian, restaurants, fast food & more!

SITE INFORMATION

SITE AREA	2.6± Acres
ZONING	B2 – Central Business District
PARKING	Ample Parking
SIGNAGE	Building
VISIBILITY	Excellent
TRAFFIC COUNT	16,600±

EXPENSES

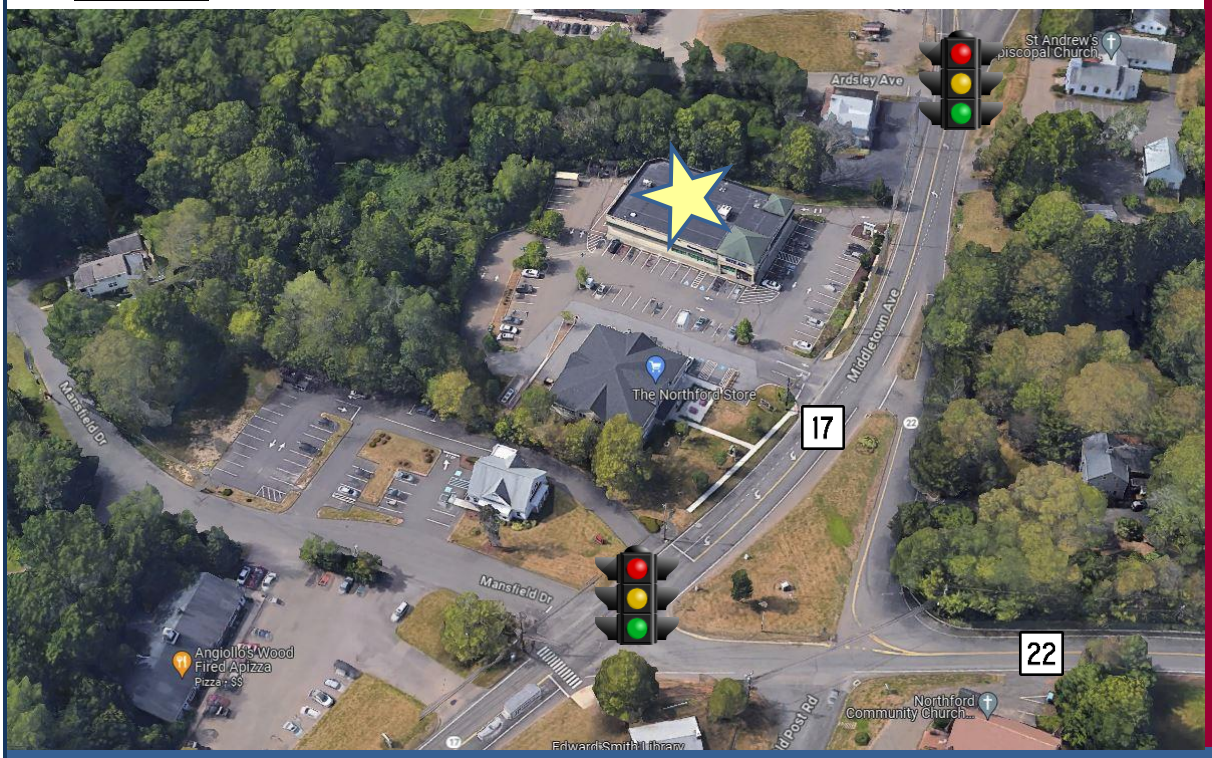
RE TAXES	☑ Tenant	☐ Landlord
UTILITIES	☑ Tenant	☐ Landlord
INSURANCE	☑ Tenant	☐ Landlord
MAINTENANCE	☑ Tenant	☐ Landlord
JANITORIAL	☑ Tenant	☐ Landlord

TAXES

ASSESSMENT	$1,799,000
MILL RATE	35.93
TAXES	$64,638.08 (2024)

COMMENTS O,R&L Commercial is pleased to present a 10,440± SF Retail building (former Rite-Aid) available for Sale or Lease with existing drive-thru located on 2.6± acres in the center of Northford, CT. The property has great visibility on Route 17 with an ADT of 16,600± vehicles per day. B-2 Zone (Central Business District) for a wide variety of permitted uses.

DIRECTIONS I-91 to Exit 9 to CT-17/CT-22 to Middletown Ave



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- Existing Drive-thru
- Former Rite-Aid
- Located in Northford's Center
- ADT: 16,600± on Route 17
- Zoning: B-2 – Central Business District
- Many area amenities
  - Shopping
  - Banking
  - Dining

Permitted Uses:

- Retail Stores
- Professional Office
- Banks / Financial
- Medical Office
- Veterinary Hospitals
- Restaurants / Fast Food
- Hotel / Motel
- Indoor Theater / Assembly Halls

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FIND US ON

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