O,R &L COMMERCIAL

Ranked in Top 50 Commercial Firms in U.S.



FOR SALE

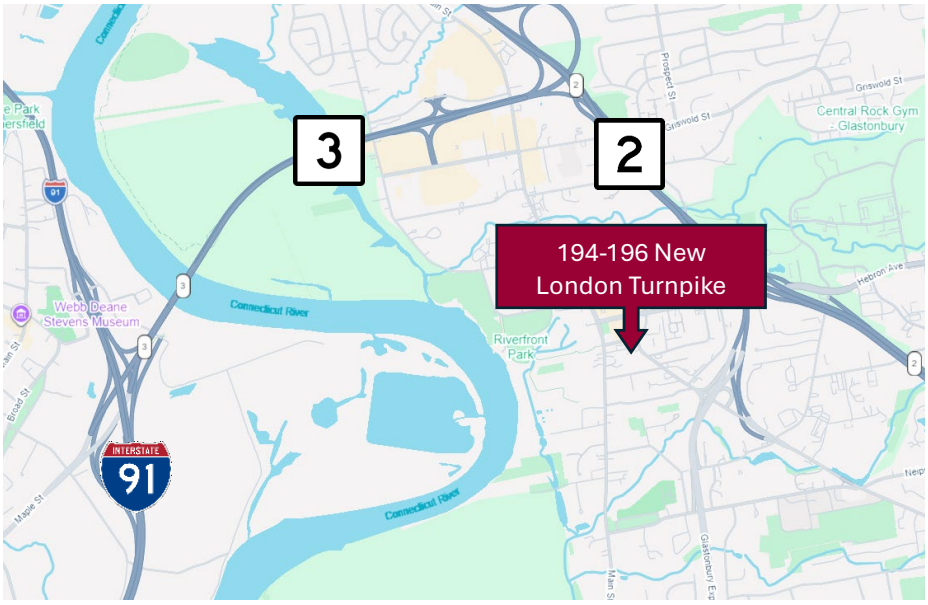
194-196 New London Turnpike, Glastonbury, CT 06033

Two Commercial Office Buildings Totaling 2,679± SF on 0.43 acres

SALE PRICE: $849,900

HIGHLIGHTS

- 2 Office Buildings Available
- Combined 2,679± SF
- Vacant Buildings Perfect for Owner/User with Income Potential
- Excellent Visibility
- Zoning: TC
- Highway Access: Rt. 3, Rt. 2, I-91
- Traffic Count: 10,900± ADT
- Many Area Amenities



CONTACT

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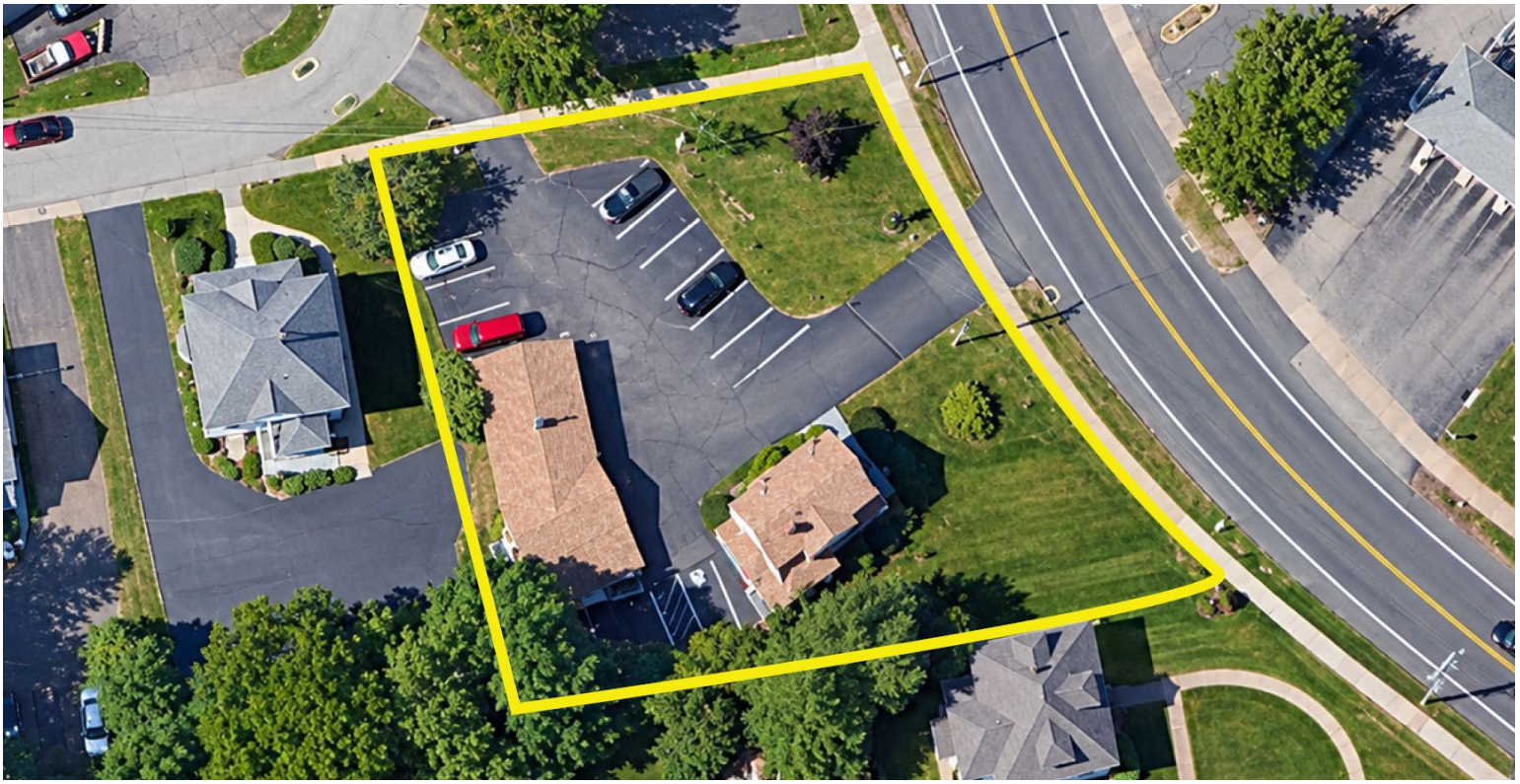
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SALE PRICE: $849,900

194-196 New London Turnpike, Glastonbury

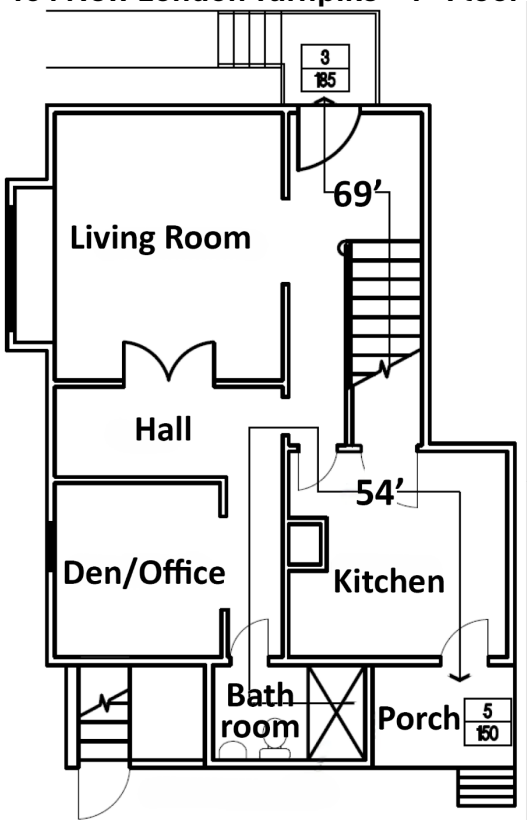
Two Commercial Office Buildings Totaling 2,679± SF



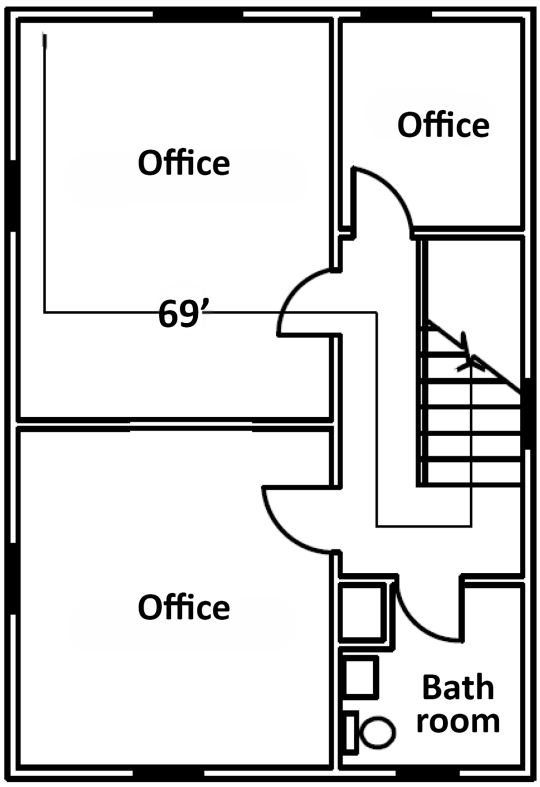


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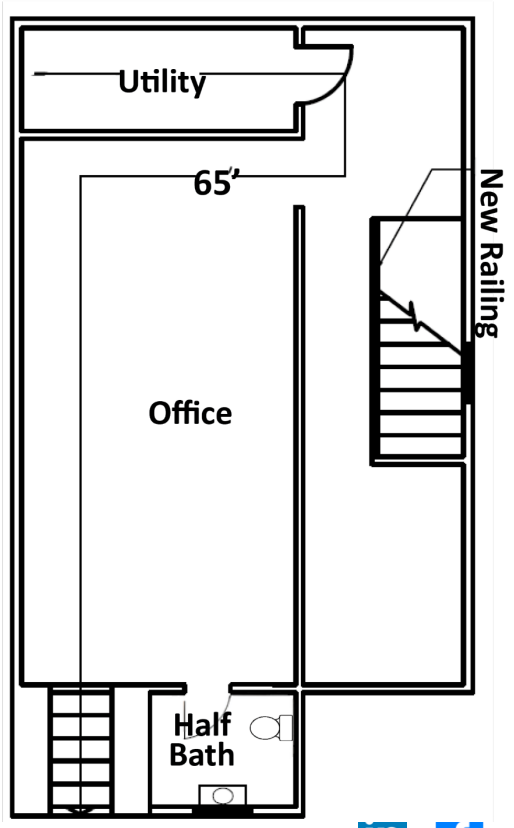
194 New London Turnpike – 1st Floor



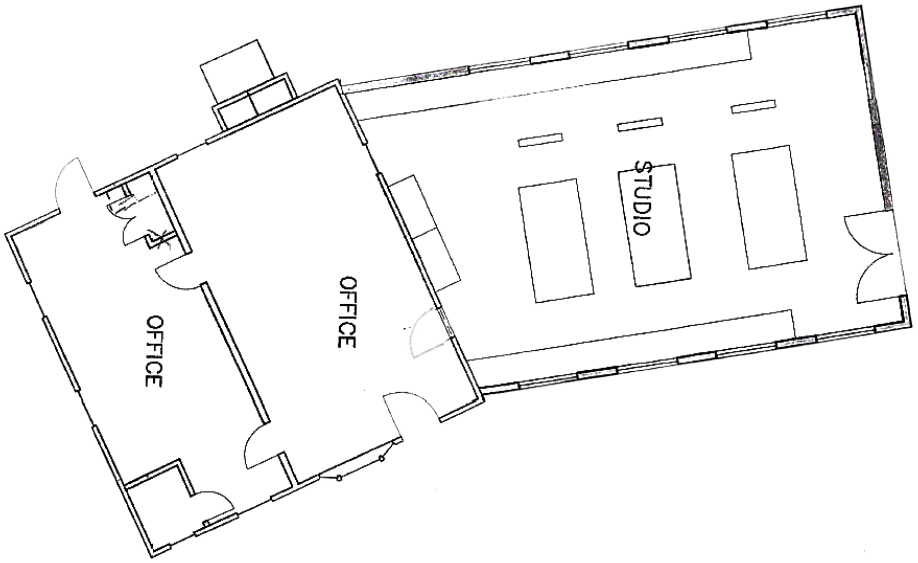
194 New London Turnpike – 2nd Floor



194 New London Turnpike – Basement



196 New London Turnpike Building



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194-196 New London Turnpike, Glastonbury

Two Commercial Office Buildings Totaling 2,679± SF

BUILDING INFORMATION

GROSS BLD. AREA: 2,679± SF
 # OF FLOORS: 2
SPACE BREAKDOWN: 194 – 1,361± SF
196 – 1,318± SF
CONSTRUCTION: Wood Frame
ROOF TYPE: Asphalt Shingle
YEAR BUILT: 1900, 1990
RENOVATED: 2014

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central
TYPE OF HEAT: 194 – Hot Water
196 – Forced Hot Air
SPRINKLERED: No
ELECTRIC/POWER: TBD

SITE INFORMATION

SITE AREA: 0.43 Acres
ZONING: TC
PARKING: 11 Parking Spaces
SIGNAGE: Hanging Sign
VISIBILITY: Excellent
HWY ACCESS: Rt. 3, Rt. 2, I-91
TRAFFIC COUNT: 10,900± ADT

UTILITIES

SEWER/WATER: City
GAS: Yes

TAXES

ASSESSMENT: $429,000
MILL RATE: 33.73
TAXES: $14,493.78 ($5.41/SF)

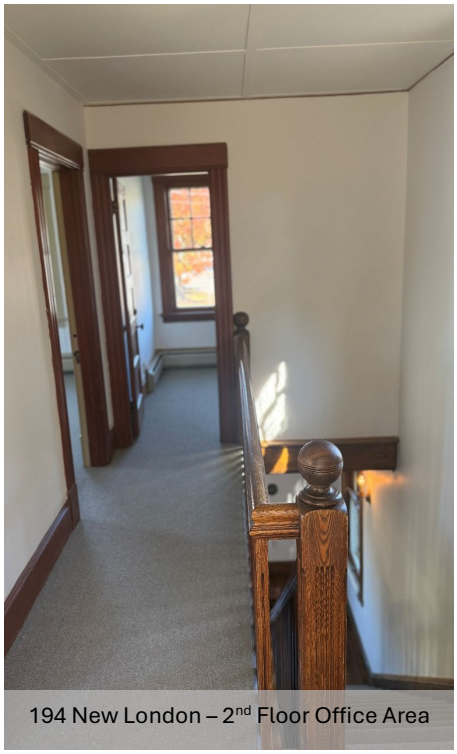
DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	5,449	40,978	152,862
Households	2,679	17,198	60,921
Income	$95,020	$98,729	$83,493
Employees	12,031	34,284	99,964


196 New London - Extension


196 New London – Main Room


194 New London – Main Entrance


194 New London – 1st Floor Office Area


194 New London – 2nd Floor Office Area


194 New London – Basement Office Area

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