

FOR SALE

5 Clinic Road, Pomfret, CT 06259

4,499± SF Medical Office Building on 0.80 Acres

SALE PRICE: $475,000

HIGHLIGHTS

- 4,499± 1-Story Medical Office Building
- 0.80 Acres
- 34 Parking Spaces
- Monument Signage
- Zoning: RR
- Highway Access: Route 44
- Includes Storage Shed
- Suitable for Single or Multi-Tenant Use



CONTACT

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4,499± SF Medical Office Building

BUILDING INFORMATION
GROSS BLD. AREA: 4,499± SF
AVAILABLE AREA: 4,499± SF
 # OF FLOORS: 1 Floor
CONSTRUCTION: Masonry/Stucco
ROOF TYPE: Tar & Gravel
YEAR BUILT: 1947

MECHANICAL EQUIPMENT
AIR CONDITIONING: Central Air
TYPE OF HEAT: Radiant
SPRINKLERED: No

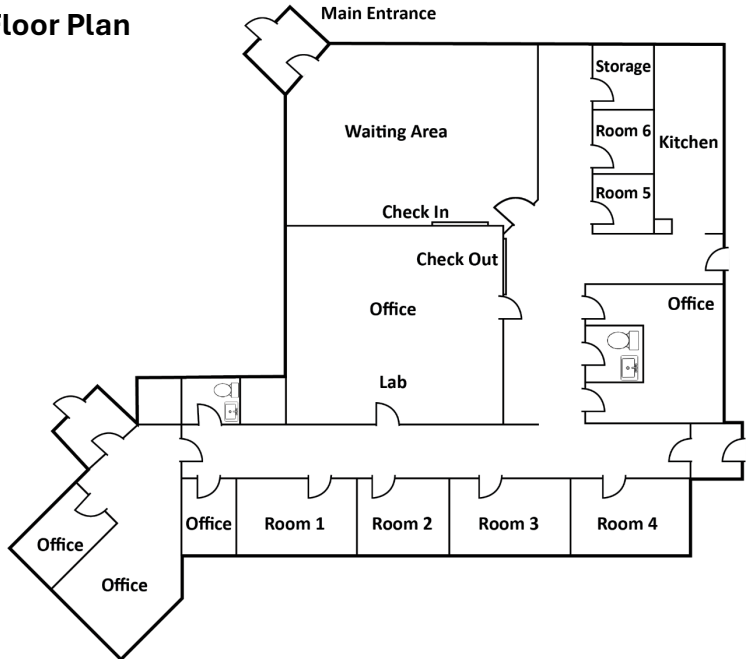
SITE INFORMATION
SITE AREA: 0.80 Acres
ZONING: RR
PARKING: 34 Spaces
SIGNAGE: Monument
VISIBILITY: Excellent on Clinic Rd, Corner Lot
HWY ACCESS: Rt. 44

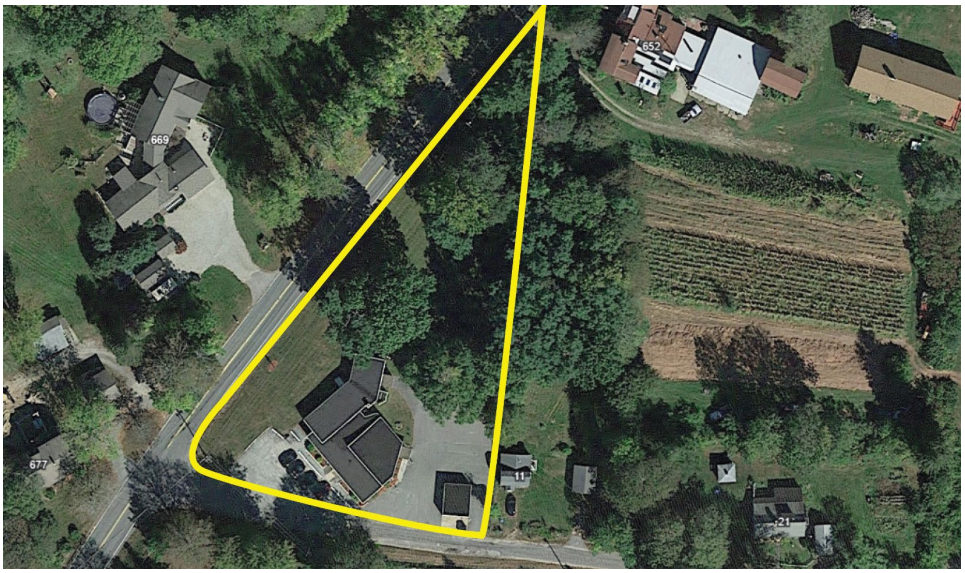
UTILITIES
SEWER: 2 Septic Tanks
WATER: Well
GAS: Yes, Oil

TAXES
ASSESSMENT: $326,100
MILL RATE: Town: 21.03 Distrcit: 0.87
TAXES: $7,141.60 ($1.59/SF)



Full-Building Floor Plan







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