

FOR SALE OR LEASE | 1,698± SF RETAIL BANK BUILDING ON 0.62 ACRE

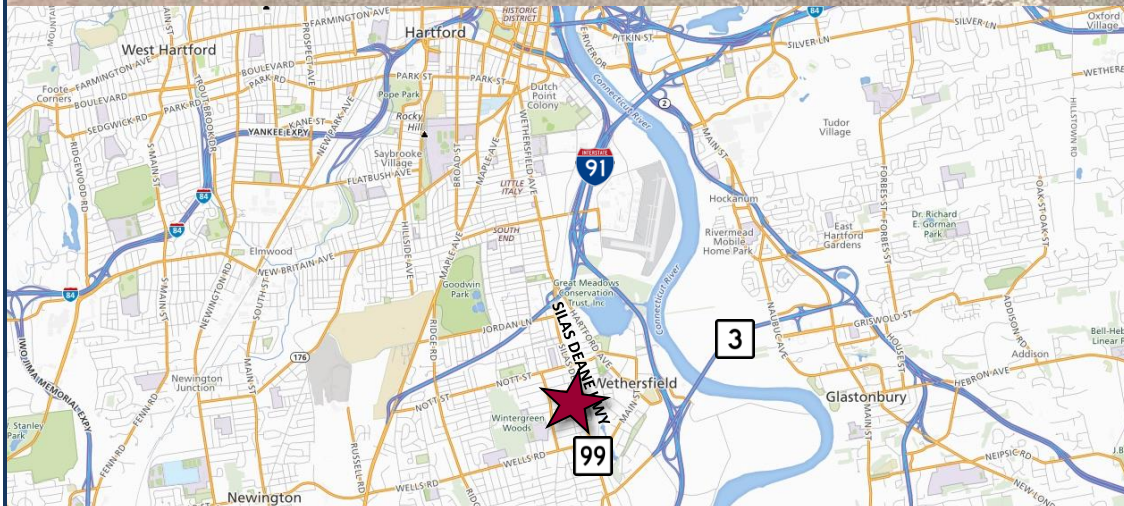
Highly visible retail location with signalized intersection

486 Silas Deane Highway, Wethersfield, CT 06109

SALE PRICE: \$675,000 | LEASE RATE: COMPETITIVE PRICING, PLEASE CALL FOR DETAILS!

Ranked in Top 50

Commercial Firms in U.S.



Property Highlights

- 1,698± SF available
- 1 story on 0.62 acre lot
- Built 2006, Renovated 2011
- 14 parking spaces
- Traffic: 19,800 ADT
- Zoning: GB
- I-91 Exit 26 or 25S
- Drive-thru
- Signalized intersection
- 2 curb cuts
- Many area amenities

For more information contact:

Jay Morris | 860-721-0033 | jmorris@orlcommercial.com

O,R&L Commercial • 2340 Silas Deane Highway • Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882 • www.orlcommercial.com

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLD. AREA 1,698± SF
AVAILABLE AREA 1,698± SF
NUMBER OF FLOORS 1
DRIVE-THRU 1
CONSTRUCTION Wood frame and clapboard
ROOF TYPE Gable/Hip, Asphalt shingle
YEAR BUILT 2006, renovated in 2011

SITE

SITE AREA 0.62 acre
ZONING GB
PARKING 14 parking spaces
SIGNAGE Building & Monument
VISIBILITY Excellent on Route 99
FRONTAGE 170' on Rt. 99
HWY.ACCESS I-91, Exit 26 or 25S
TRAFFIC COUNT 19,800 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING 100% Central air
TYPE OF HEAT Oil / Gas, Forced Air
SPRINKLERED Lawn

UTILITIES

SEWER/WATER Public
GAS GNC

TAXES

ASSESSMENT \$770,950
MILL RATE 40.74
TAXES \$31,409

COMMENTS Turn-key bank location with Drive-thru. Signalized intersection. 2 curb cuts.

DIRECTIONS I-91, Exit 25S. Right onto Silas Deane Highway.

Property Highlights

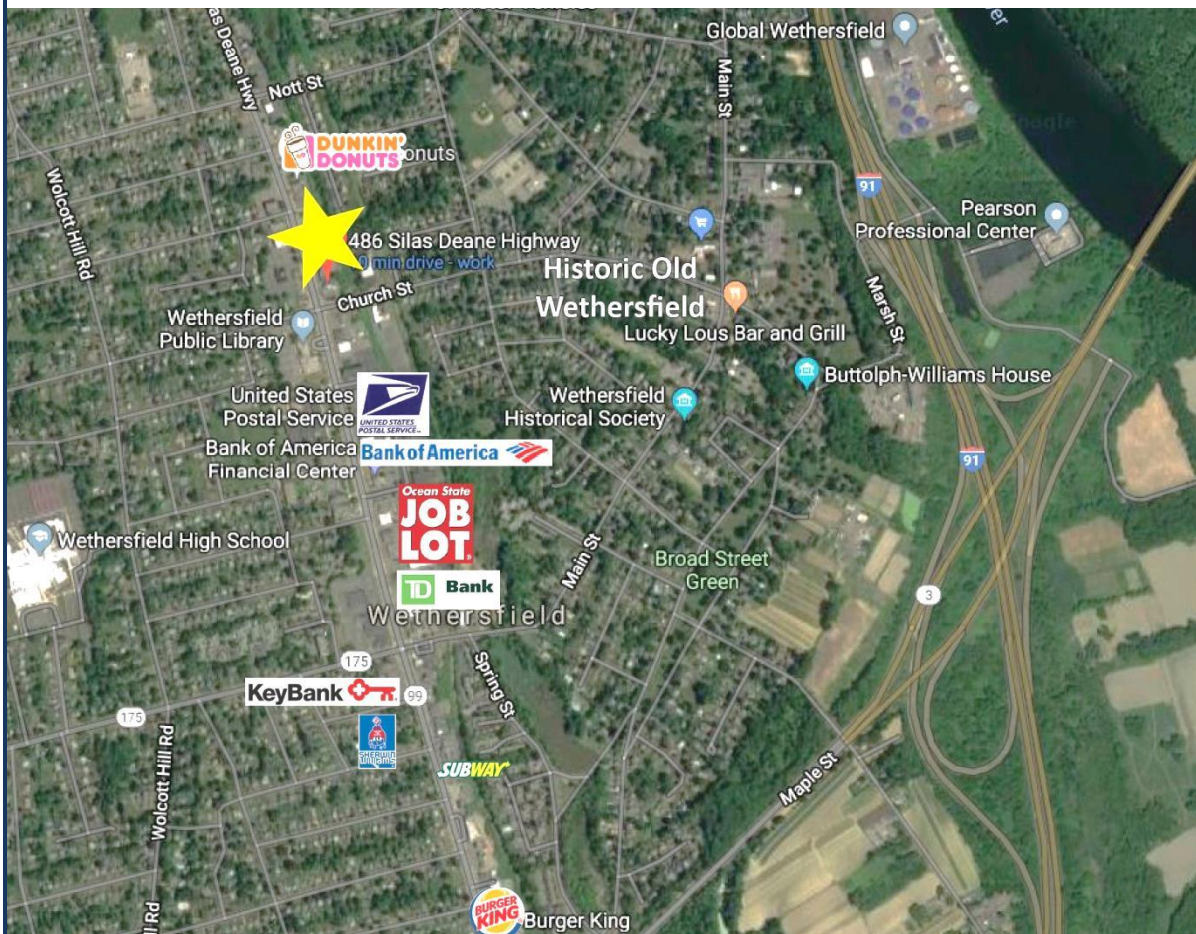
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- I-91 Exit 26 or 25S
- Drive-thru
- Signalized intersection
- 2 curb cuts
- Many area amenities
 - Shopping
 - Banking
 - Dining



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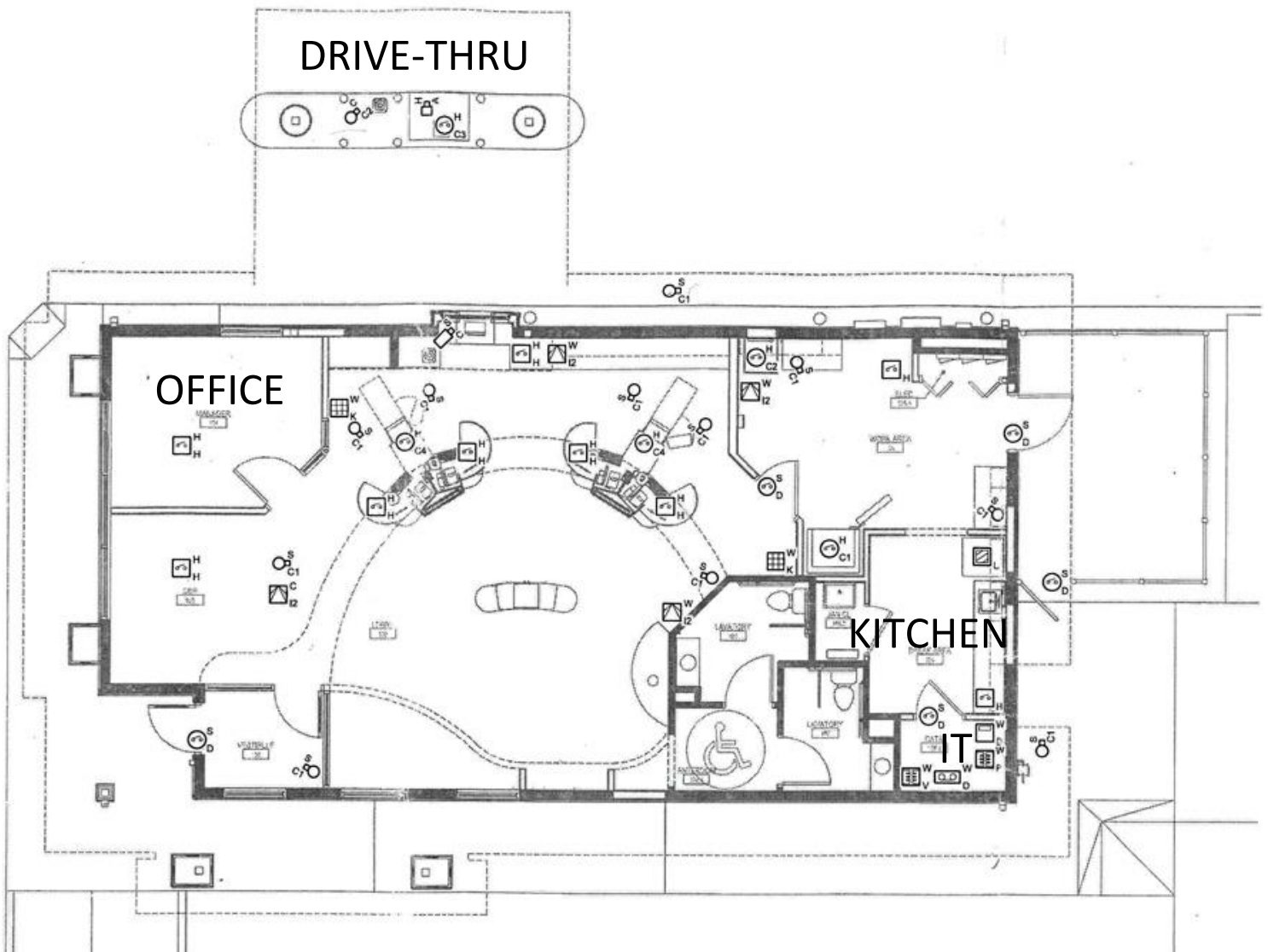
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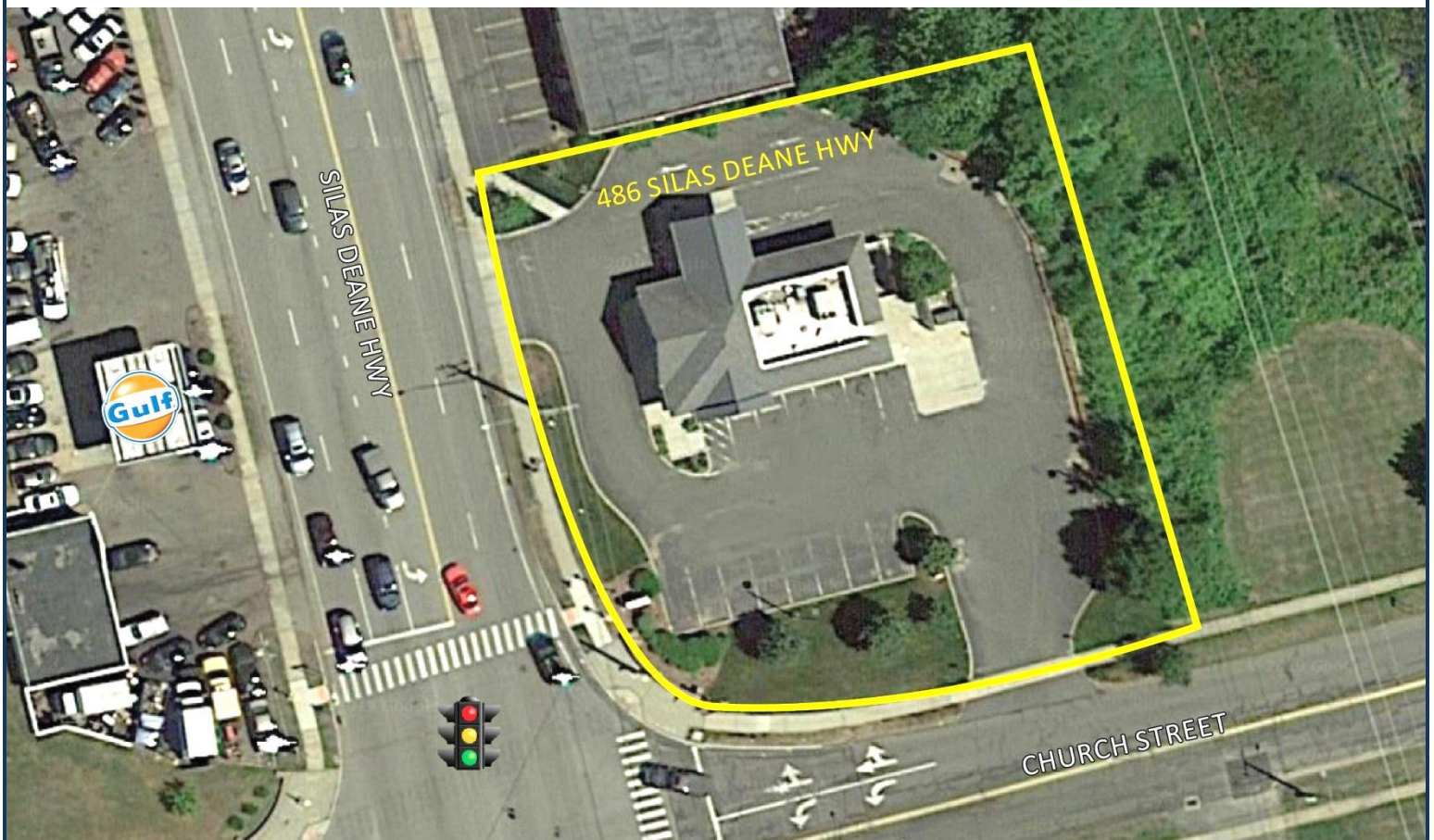
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