

SALE

103 SOUTH MAIN STREET, UNIONVILLE, CT

103 S Main St Unionville, CT 06085



PROPERTY DESCRIPTION

Industrial/Commercial property for sale in the center of Unionville, CT. Totalling over 16,000 square feet, 103 South Main Street is a rock-solid Industrial property that boasts 23 different uses allowed by permit. The property also features all new sprinklers, new furnace, new led lighting, newer roofing, and windows, two entries onto the property and parking for about 60 cars.

The Owner's business currently occupies has a 4,000-foot lower level, 1,100-foot mid-level office and about 5,000-foot first floor shop with restrooms, kitchenette, and utility rooms throughout. Rental income is produced by a dance company leasing approximately 3,650-foot first floor space. The dance company has recently signed a new five-year lease at \$50,000 per year MG plus electric and with annual increases. Additionally, there is a four-car garage with four overhead doors adding up to four leasable spaces to add to the rent roll.

The current owner is ready to retire making this flexible property in the heart of Unionville available to you. Move your business here or consult zoning about redevelopment into a mixed use or residential property. Visit today!

OFFERING SUMMARY

Sale Price:	\$1,550,000
Lot Size:	50,530 SF
Building Size:	16,546 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	11,287	28,372	199,962
Total Population	29,025	70,295	494,432
Average HH Income	\$161,552	\$148,528	\$112,345

Mario Longobucco
(860) 307-5945

James McCall
(203) 376-9650



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REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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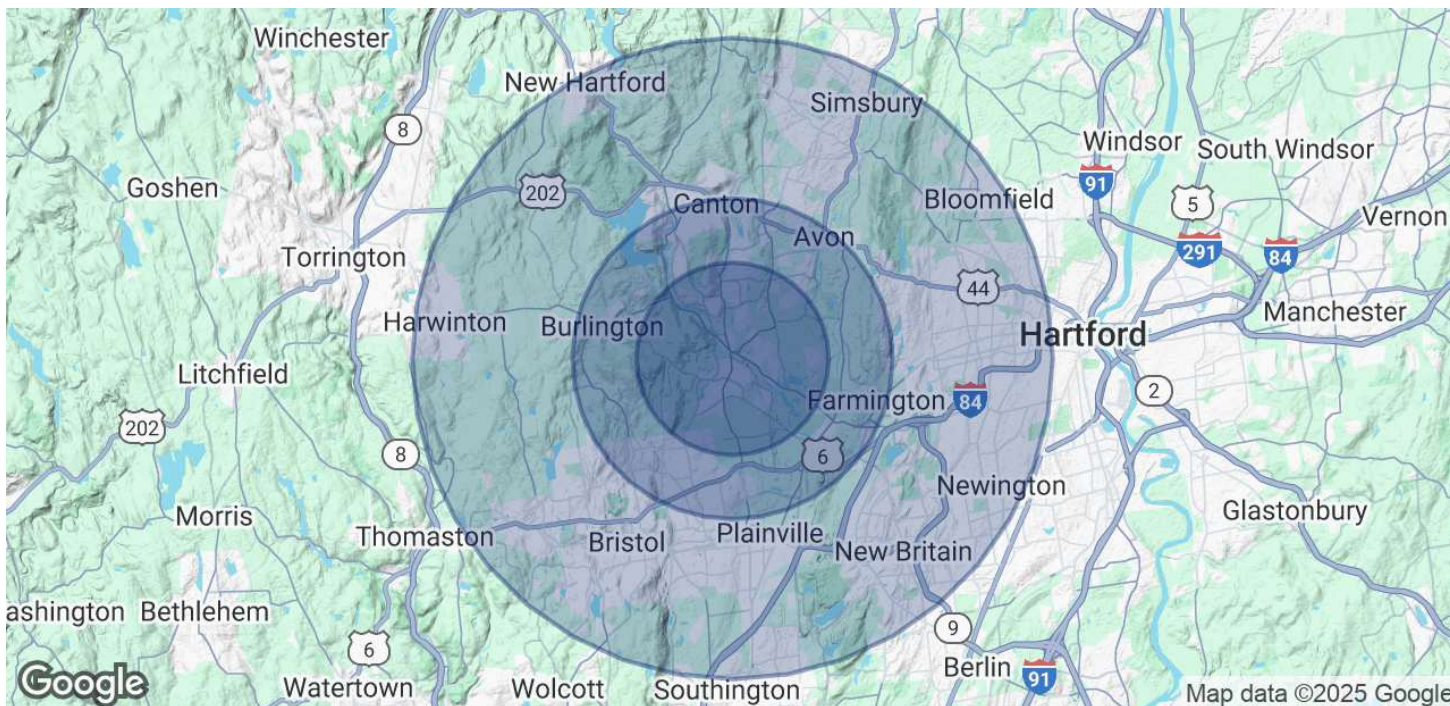
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	29,025	70,295	494,432
Average Age	44	44	41
Average Age (Male)	42	42	40
Average Age (Female)	45	45	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,287	28,372	199,962
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$161,552	\$148,528	\$112,345
Average House Value	\$501,811	\$468,454	\$350,891

Demographics data derived from AlphaMap

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