

FOR SALE

7,500 SF OFFICE BUILDING

7 TAYLOR ROAD | ENFIELD, CT 06082



PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer 7 Taylor Road, Enfield, CT for sale. This two-story professional office building can accommodate a single tenant or a multi-tenant configuration.

PROPERTY HIGHLIGHTS

- 7,500 square feet on two floors
- Parking for 40 cars
- Accessible to and from I-91 at exit 47
- Ideal for owner/occupant
- Convenient to many retail amenities along Hazard Ave./Route 190
- Abundant natural lighting throughout

OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	1.06 Acres
Building Size:	7,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	120	297	1,012
Total Population	416	970	3,091
Average HH Income	\$127,518	\$125,355	\$125,344

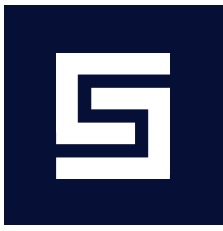
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All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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\$850,000

BUILDING SPECIFICATIONS

Building Size	7,500 SF
Ceiling Height	7.5' - 10.5'
Year Built	1991
Number of Buildings	1

MECHANICAL/UTILITIES

Power	400A, 240V, 3 Phase
Heat	Propane
Air Conditioning	Electric
Lighting	LED
Water/Sewer Company	Hazardville Water Company/Town Sewer
Electric Company	Eversource

LAND

Lot Size	1.06 Acres
Rail	N/A
Zoning	BL

TAXES

Tax PSF	\$2.07 per square foot
Taxes	\$15,478
Appraised Value	\$654,000
Year Assessed	2023
Mill Rate	30.56

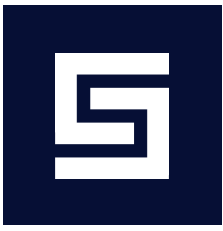
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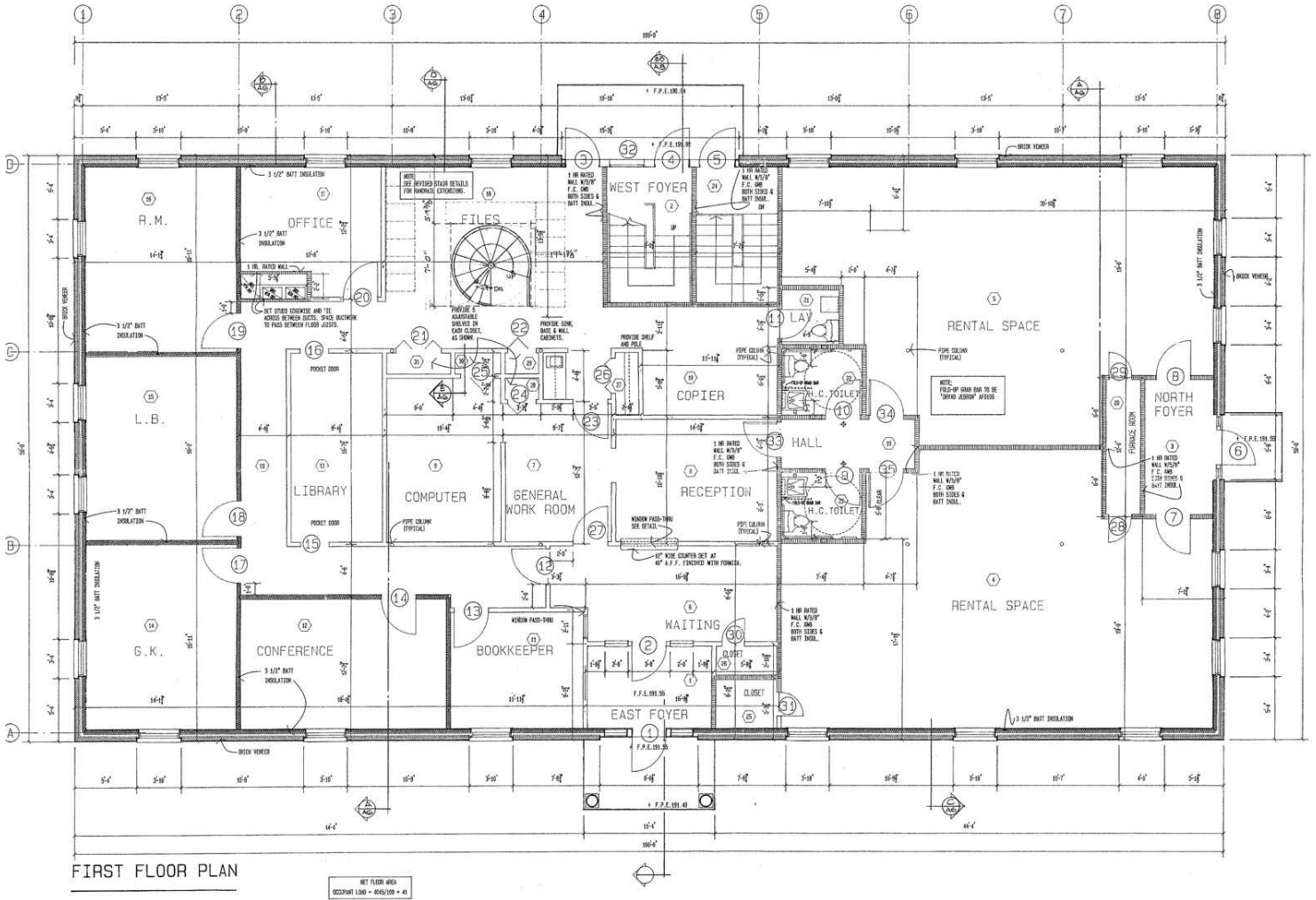
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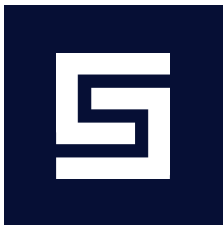
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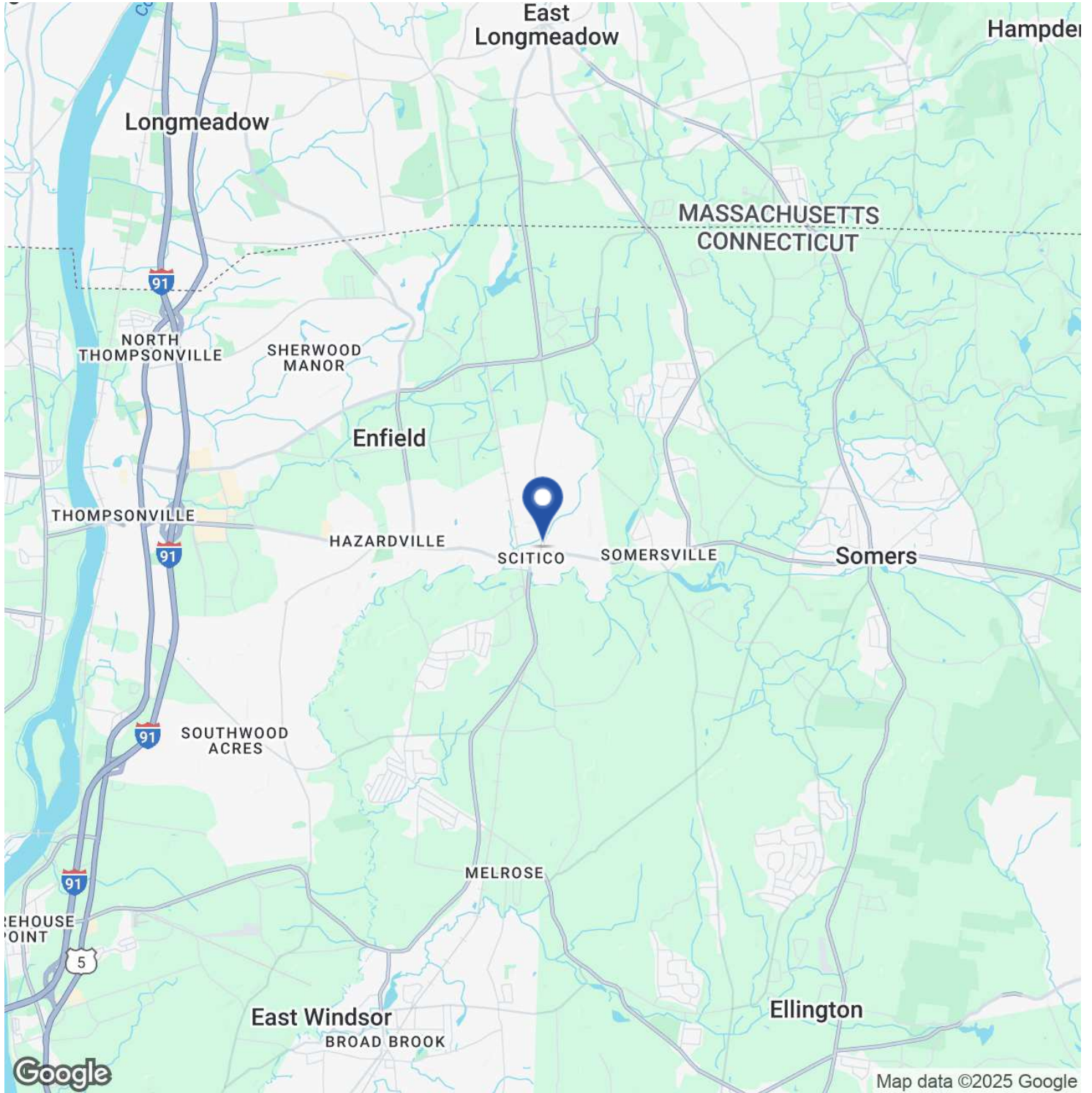
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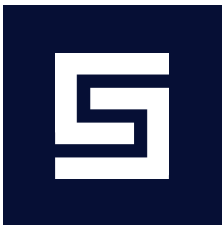
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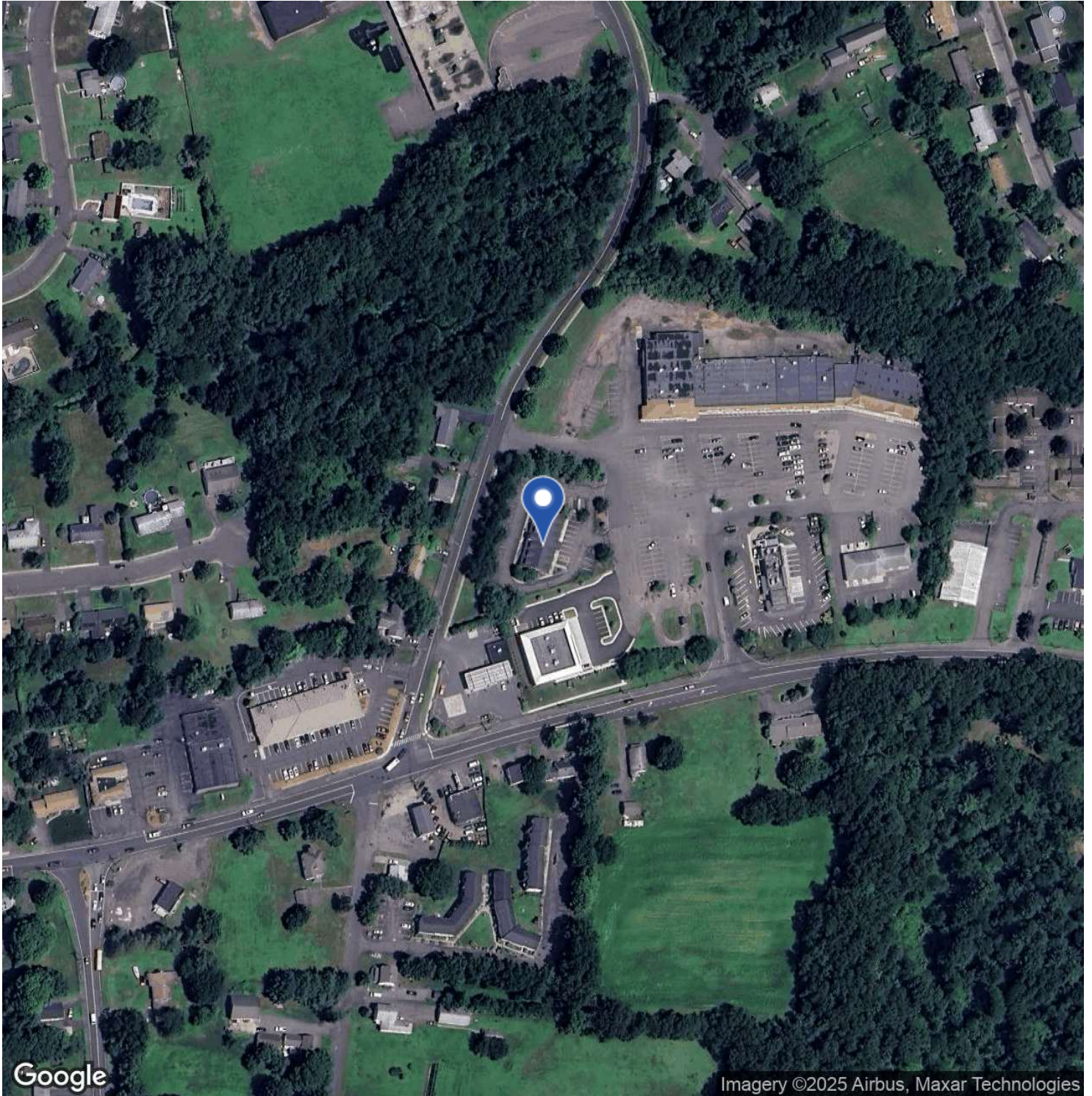
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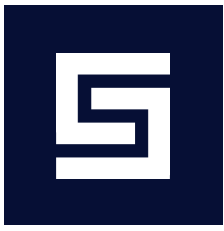
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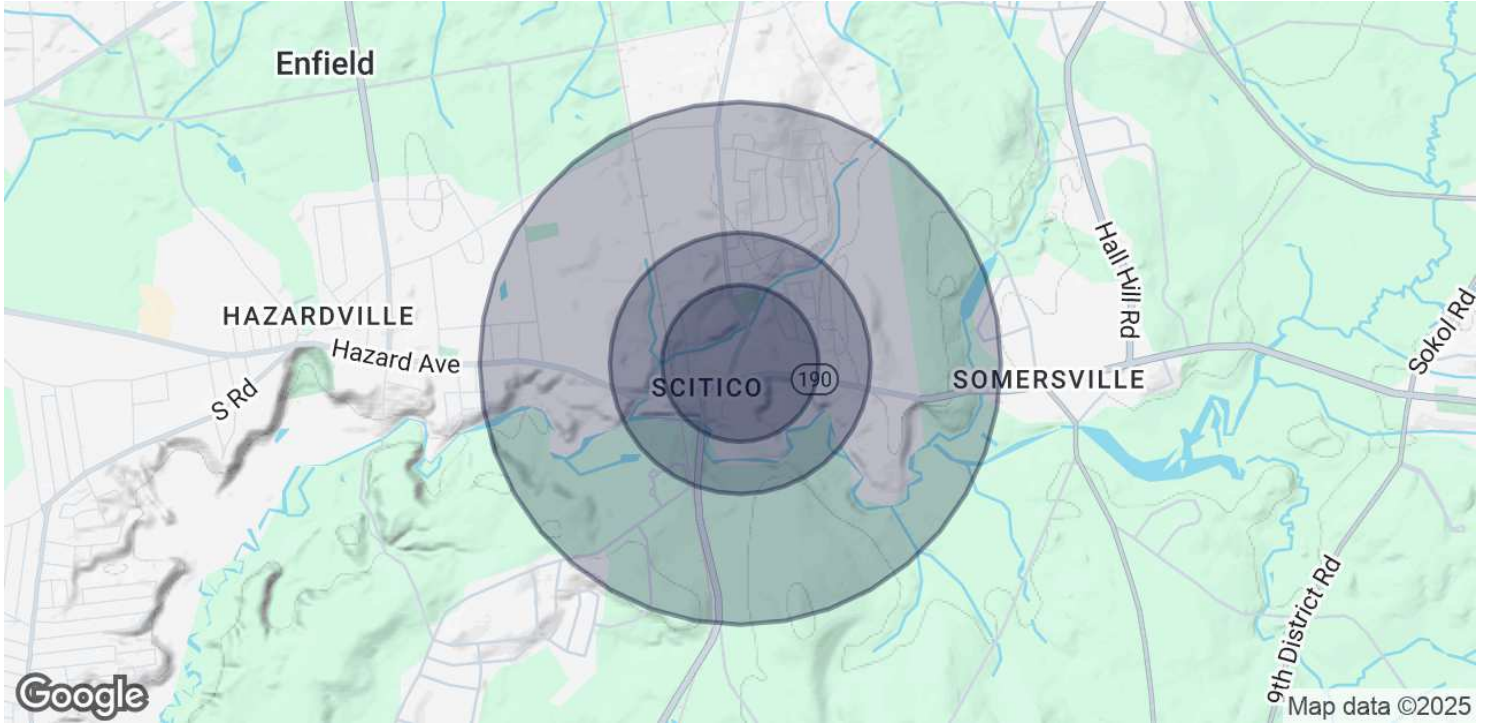
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	416	970	3,091
Average Age	42	43	43
Average Age (Male)	41	41	42
Average Age (Female)	46	46	46

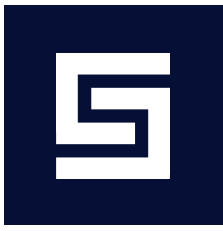
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	120	297	1,012
# of Persons per HH	3.5	3.3	3.1
Average HH Income	\$127,518	\$125,355	\$125,344
Average House Value	\$276,292	\$275,406	\$287,690

Demographics data derived from AlphaMap

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