



# FOR SALE

Enfield Medical Center, 15 Palomba Drive, Enfield, CT

Unit 4 – 3,129± SF Medical Office Condo

**UNIT 4 SALE PRICE \$395,000**

## HIGHLIGHTS

- Unit 4 is leased till 4/30/2026
- Professional office use allowed
- 1-story
- 3.48/1000 parking ratio
- High traffic: 25,800 ADT
- Zoning: BR
- 0.5 mile to I-91

## CONTACT

**Thomas Wilks**

(860) 761-6018

[twilks@orlcommercial.com](mailto:twilks@orlcommercial.com)



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



Ranked in Top 50 Commercial Firms in U.S.

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

Broker of Record: Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

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





# FOR SALE

**UNIT 4 SALE PRICE \$395,000**

Enfield Medical Center, 15 Palomba Drive, Enfield, CT

Unit 4 – 3,129± SF Medical Condo

## BUILDING INFORMATION

**GROSS BLD. AREA:** 20,082± SF

**AVAILABLE AREA:** Unit 4: 3,129± SF

**CONSTRUCTION:** Wood Frame/Brick Exterior

**ROOF TYPE:** Gable, Asphalt Shingles

**YEAR BUILT:** 1986

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air

**HEAT:** Gas, Hot Air

**SPRINKLERED:** No

**ELECTRIC/POWER:** TBD

**ELEVATORS/LIGHTING:** TBD

**GENERATOR/OTHER:** TBD

## SITE INFORMATION

**SITE AREA:** 3.30 acres

**ZONING:** BR

**PARKING:** 3.48/1000

**SIGNAGE:** Directory

**VISIBILITY:** Good

**FRONTAGE:** 292'

**HWY ACCESS:** 0.5 mile to I-91

**TRAFFIC COUNT:** 25,800 ADT

## UTILITIES

**SEWER/WATER:** City

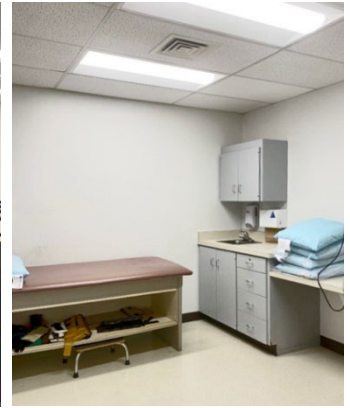
**GAS:** Yes

## TAXES

**Unit 4:** \$6,625

## CONDO FEES

**Unit 4:** \$20,323



## CONTACT

**Thomas Wilks**

(860) 761-6018

twilks@orlcommercial.com



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



Ranked in Top 50 Commercial Firms in U.S.

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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