



GROUND LEASE INVESTMENT OPPORTUNITY

SALE PRICE: \$1,850,000 FULLY LEASED

882 North Colony Road, Wallingford, CT 06492

7,810± SF Commercial Building

BUILDING INFORMATION

GROSS BLD. AREA: 7,810± SF

OF FLOORS: 1

CONSTRUCTION: Masonry

ROOF TYPE: Flat, Tar & Gravel

YEAR BUILT: 1997

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

TYPE OF HEAT: Forced Hot Air, rooftop units

SITE INFORMATION

SITE AREA: 1.14± Acres

ZONING: RF-40

PARKING: 45± spaces

SIGNAGE: On-building/Monument

VISIBILITY: Excellent

FRONTAGE: 109' on N Colony Rd

HWY ACCESS: I-91, Exit 15

TRAFFIC COUNT: 22,900 ADT

UTILITIES

SEWER/WATER: Municipal

GAS: Yes

TAXES

ASSESSMENT: \$759,000

MILL RATE: 24.12

TAXES: \$18,307.08 (\$2.34/SF)

EXPENSES

RE TAXES: Tenant Landlord

UTILITIES: Tenant Landlord

INSURANCE: Tenant Landlord

MAINTENANCE: Tenant Landlord

JANITORIAL: Tenant Landlord

[Click to sign the Confidentiality Agreement](#)

CONTACT

Jay L. Morris | (860) 721-0033

jmorris@orlcommercial.com



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,392	45,820	110,900
Households	936	18,688	44,089
Income	\$137,060	\$114,448	\$108,400



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2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257