

FOR SALE | 1 PROFESSIONAL OFFICE / MEDICAL CONDO

ENFIELD MEDICAL CENTER – 15 PALOMBA DRIVE, ENFIELD, CT 06082

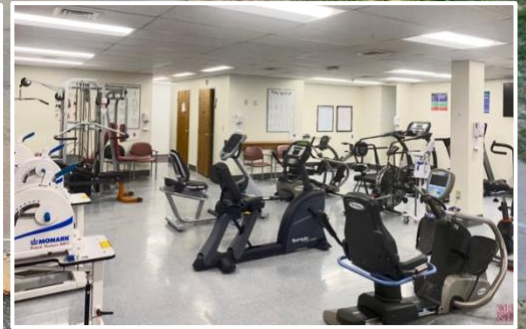
Unit 4 – 3,129± SF | SALE PRICE: \$395,000

"Leased Until 4/26 Call for Investment Details!"



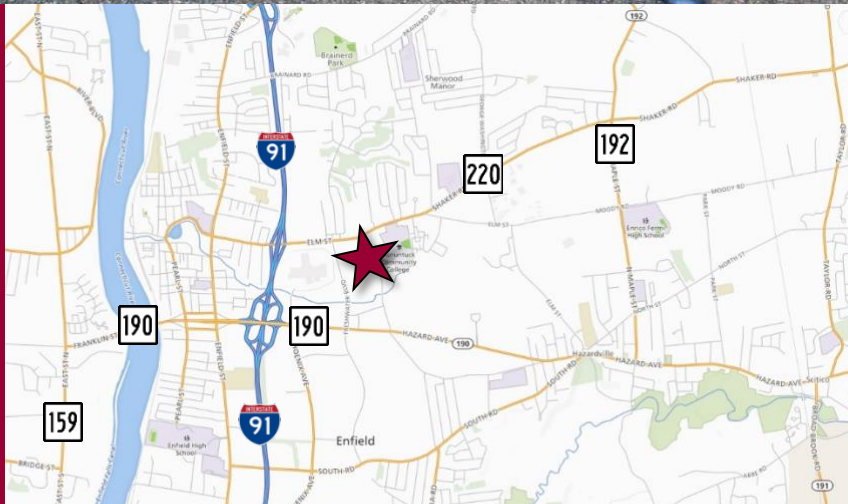
Ranked in Top 50
Commercial Firms in U.S.

PROFESSIONAL OFFICE USE NOW ALLOWED!



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Property Highlights

- 1 Condo available
 - Unit 4: 3,129± SF
- 1 Story
- 3.48/1000 parking ratio
- Traffic: 25,800 ADT
- Frontage: 292'
- Zoning: BR
- 0.5 mile to I-91
- Many area amenities

For more information contact:

Thomas Wilks | 860-761-6018 | twilks@orlcommercial.com or Jay Morris | 860-721-0033

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

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 20,082± SF
SPACE BREAKDOWN See Below
NUMBER OF FLOORS 1
CONSTRUCTION Wood Frame, brick exterior
ROOF TYPE Gable, Asphalt shingles
YEAR BUILT 1986

SITE

SITE AREA 3.30 acres
ZONING BR
PARKING 3.48/1000 ratio
SIGNAGE Directory
VISIBILITY Good
FRONTAGE 292'
HWY. ACCESS ½ mile to I-91
TRAFFIC COUNT 25,800 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Hot Air
SPRINKLERED No

UTILITIES

SEWER/WATER City
GAS Yes

UNIT #	SIZE	ASSESSMENT	MILL RATE*	TAXES	CONDO FEES	TENANT EXPENSES
<u>Unit 4</u>	3,129± SF	\$182,500	36.30	\$6,625	\$20,232	None

COMMENTS Condo Fees include Gas Heat, Trash, Janitorial, Common Area Electric, Landscaping and Snow Removal. (Excludes taxes, electric, phone/internet) *Fire District #2
"Unit 4 offered at a 10.75 Cap Rate"

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 - Shopping
 - Banking
 - Dining



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