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For Sale

74 East Street  
Plainville, Ct 06062

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## The Opportunity

This asset represents a compelling opportunity for investors, developers, or owner-occupiers to acquire a well-maintained suburban building at a significant basis with multiple exit strategies. Whether repositioned as a corporate office headquarters, healthcare or educational facility, or converted into multi-family housing, 74 East Street delivers the infrastructure, parking, and location advantages to support a wide variety of uses.

**Sale Price: \$3,500,000**



# Features & Highlights

- **Vacant and Ready for Occupancy**

Ideal for a single user, multiple tenants, or full redevelopment.

- **Adaptive Reuse Potential**

Excellent candidate for conversion to multi-family residential, mixed-use, or medical office, subject to local approvals.

- **Ample Parking**

Over 230 surface spaces (5.05/1,000 SF ratio), exceeding typical suburban office standards.

- **Central Plainville Location**

Close to Route 72, I-84, and area amenities with strong local labor base.

- **Attractive Architecture**

Solid masonry construction with character and modern retrofit potential.

- **Flexible Zoning & Site Area**

Nearly four acres offer redevelopment scale and flexibility.



# Property Summary

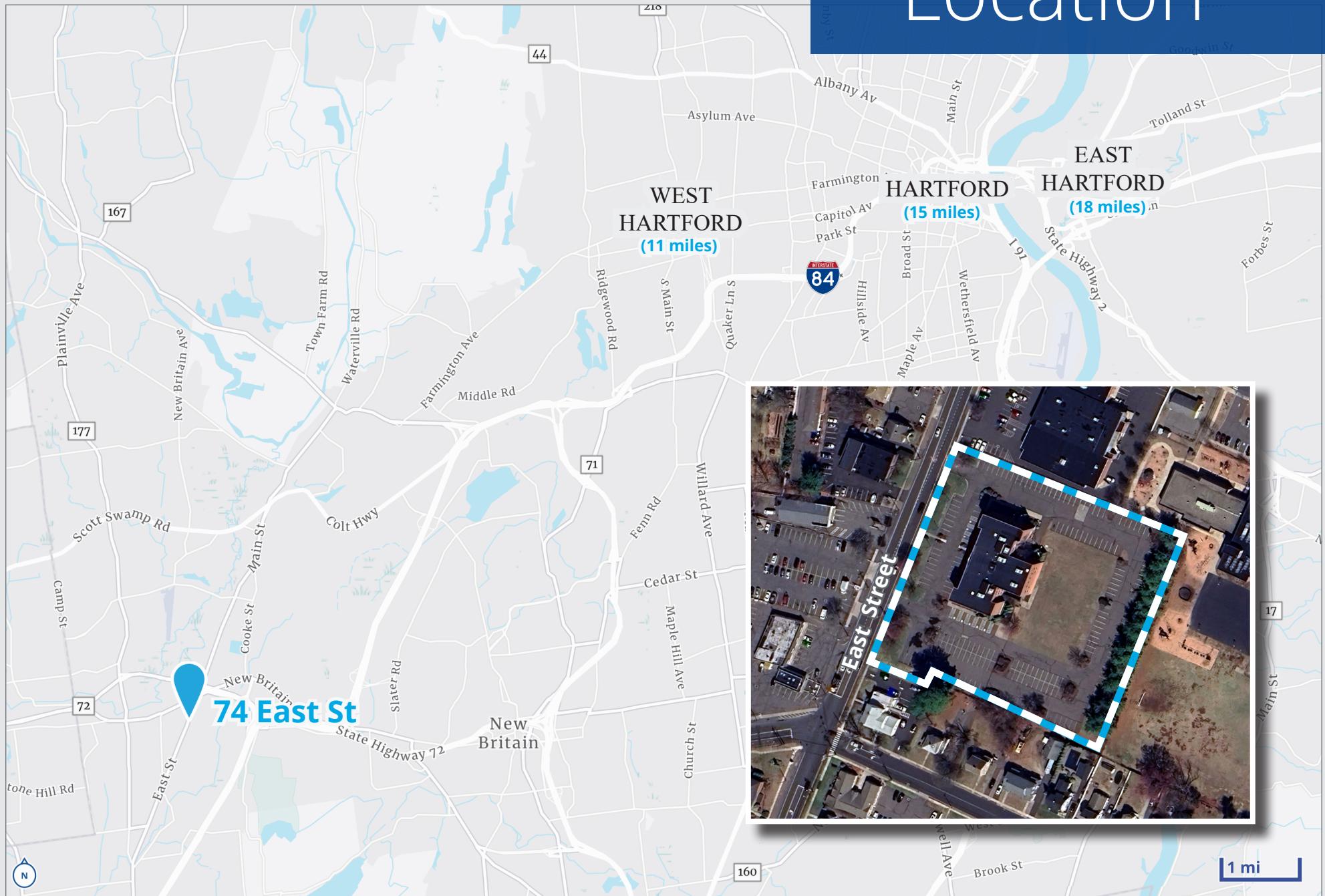
74 East Street presents a unique owner-user or redevelopment opportunity in the heart of Plainville's central business corridor. This distinctive three-story, 39,576-square-foot masonry office building offers a combination of scale, accessibility, and visibility rarely found in the market.

Positioned on a large 3.9-acre site with over 230 surface parking spaces, the property benefits from a highly walkable location surrounded by local amenities, restaurants, and retail services. With elevators, high ceiling heights (13' slab-to-slab), and efficient rectangular floor plates, the building supports a wide range of configurations—from traditional professional office to creative workspace or adaptive reuse concepts.



|                              |                                 |
|------------------------------|---------------------------------|
| <b>ADDRESS</b>               | 74 East Street, Plainville, CT  |
| <b>BUILDING TYPE</b>         | 3-Star Office                   |
| <b>LOCATION</b>              | Suburban                        |
| <b>BUILDING SIZE (RBA)</b>   | 39,576 SF                       |
| <b>STORIES</b>               | 3                               |
| <b>TYPICAL FLOOR SIZE</b>    | 13,192 SF                       |
| <b>BUILDING CLASS</b>        | B                               |
| <b>CONSTRUCTION</b>          | Masonry                         |
| <b>BUILDING HEIGHT</b>       | 40'                             |
| <b>TENANCY</b>               | Single                          |
| <b>OWNER OCCUPIER</b>        | No                              |
| <b>ELEVATOR</b>              | Yes                             |
| <b>SLAB-TO-SLAB HEIGHT</b>   | 13'                             |
| <b>YEAR BUILT</b>            | 1926                            |
| <b>PARKING RATIO</b>         | 5.05 / 1,000 SF                 |
| <b>PARKING</b>               | 230 Surface Spaces              |
| <b>ESTIMATED OFFICE RENT</b> | \$20 – \$25 / SF (Full Service) |
| <b>WALK SCORE®</b>           | Very Walkable (81)              |

# Location

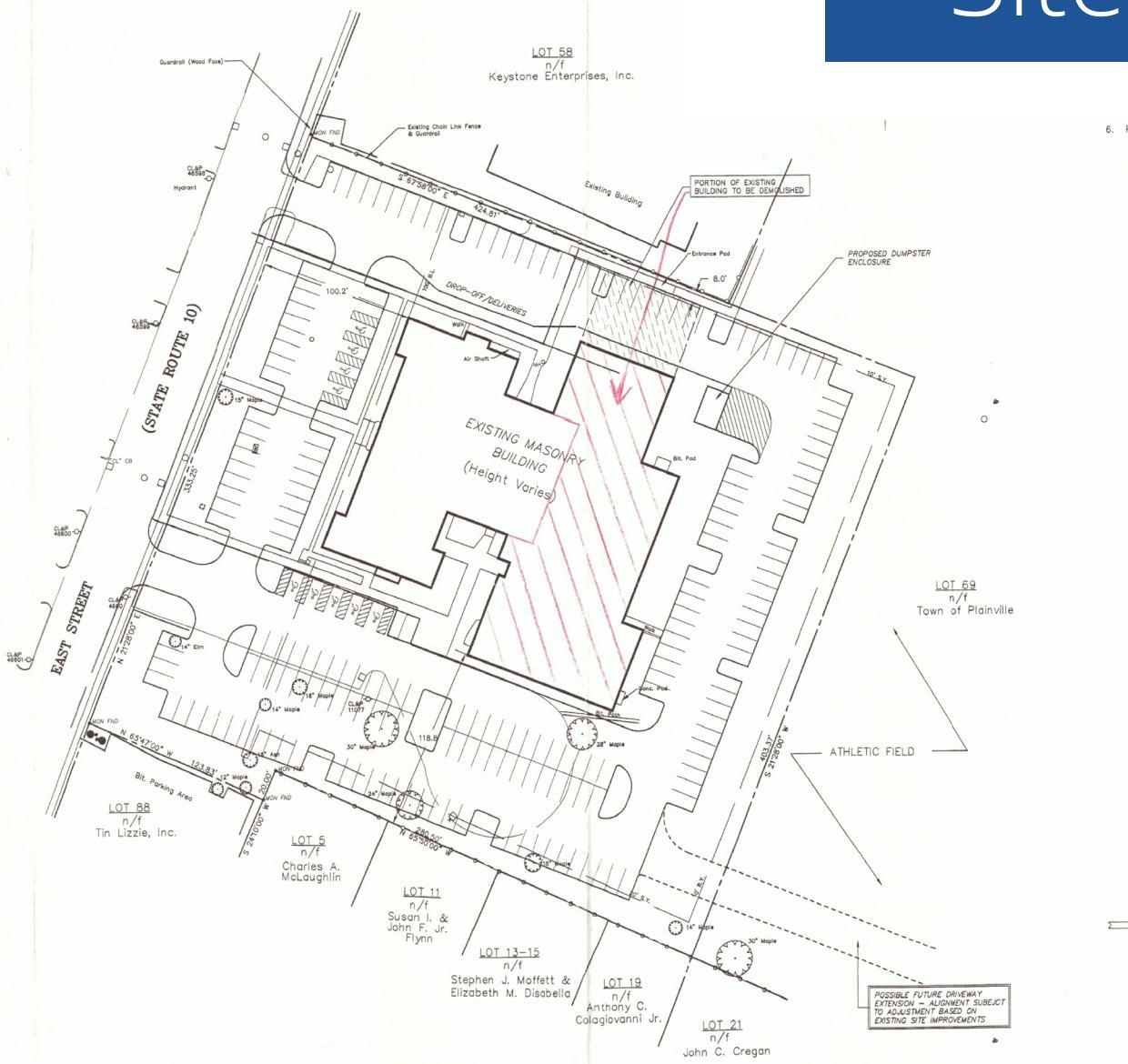




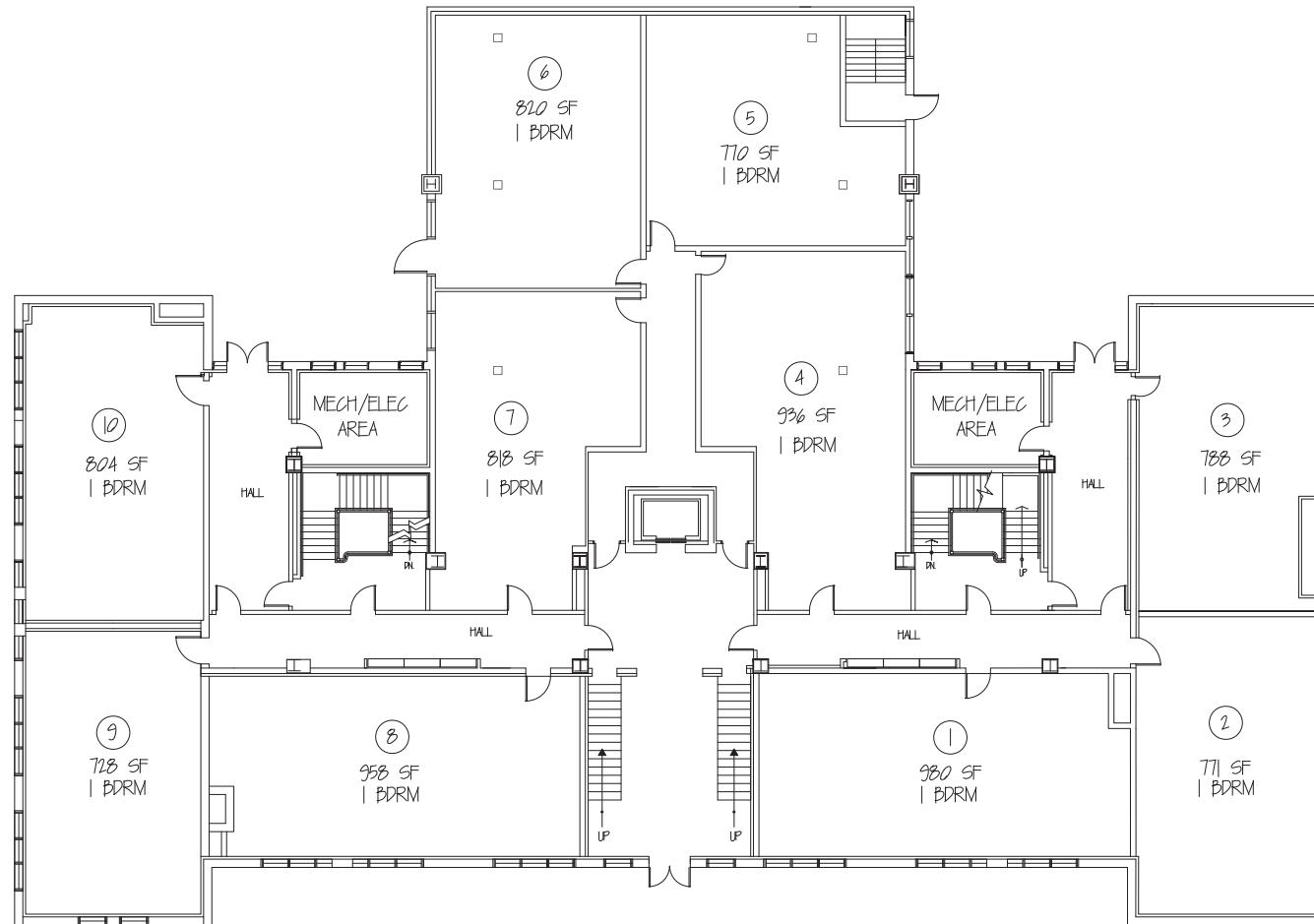
Aerial

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# Site Plan

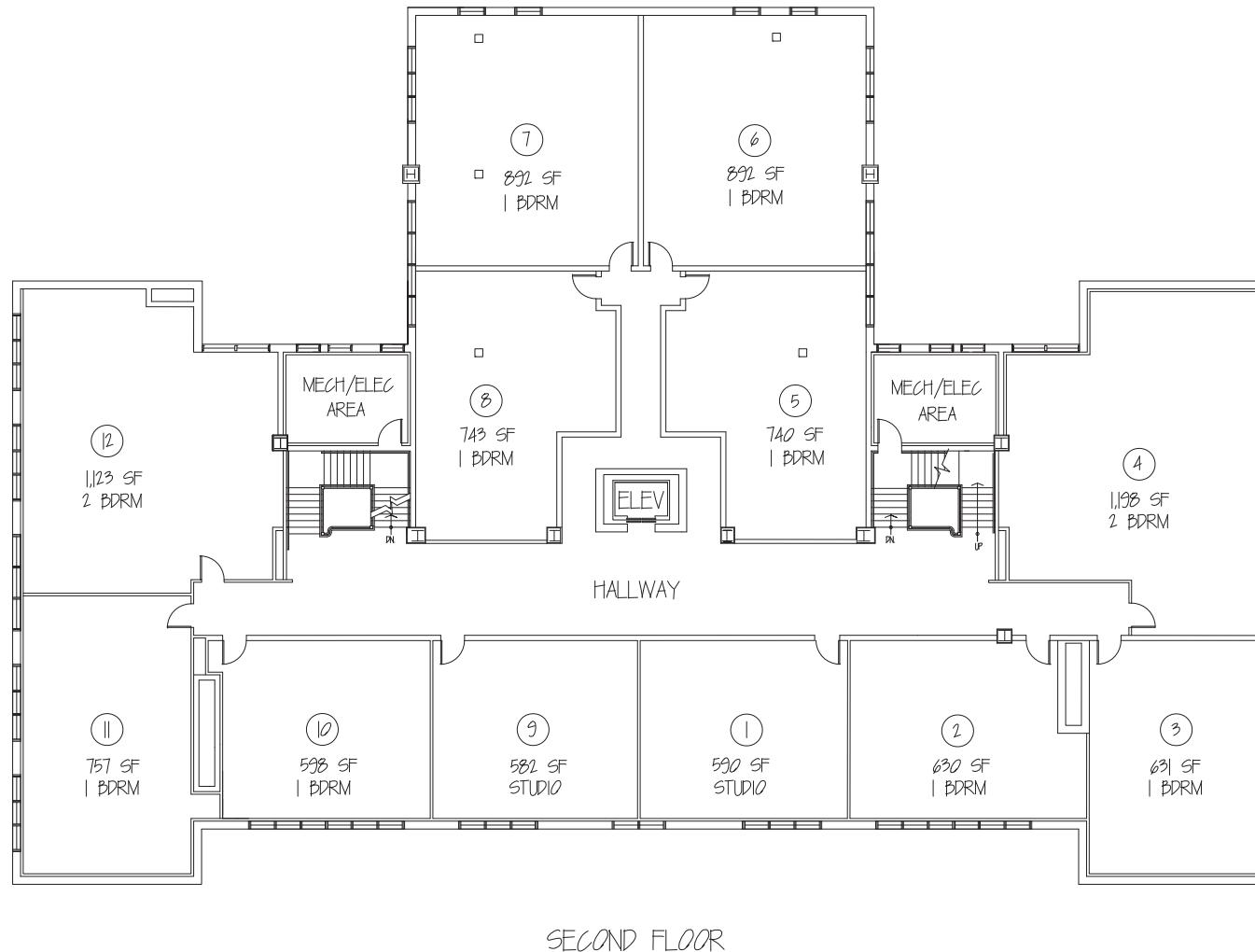


# First Floor

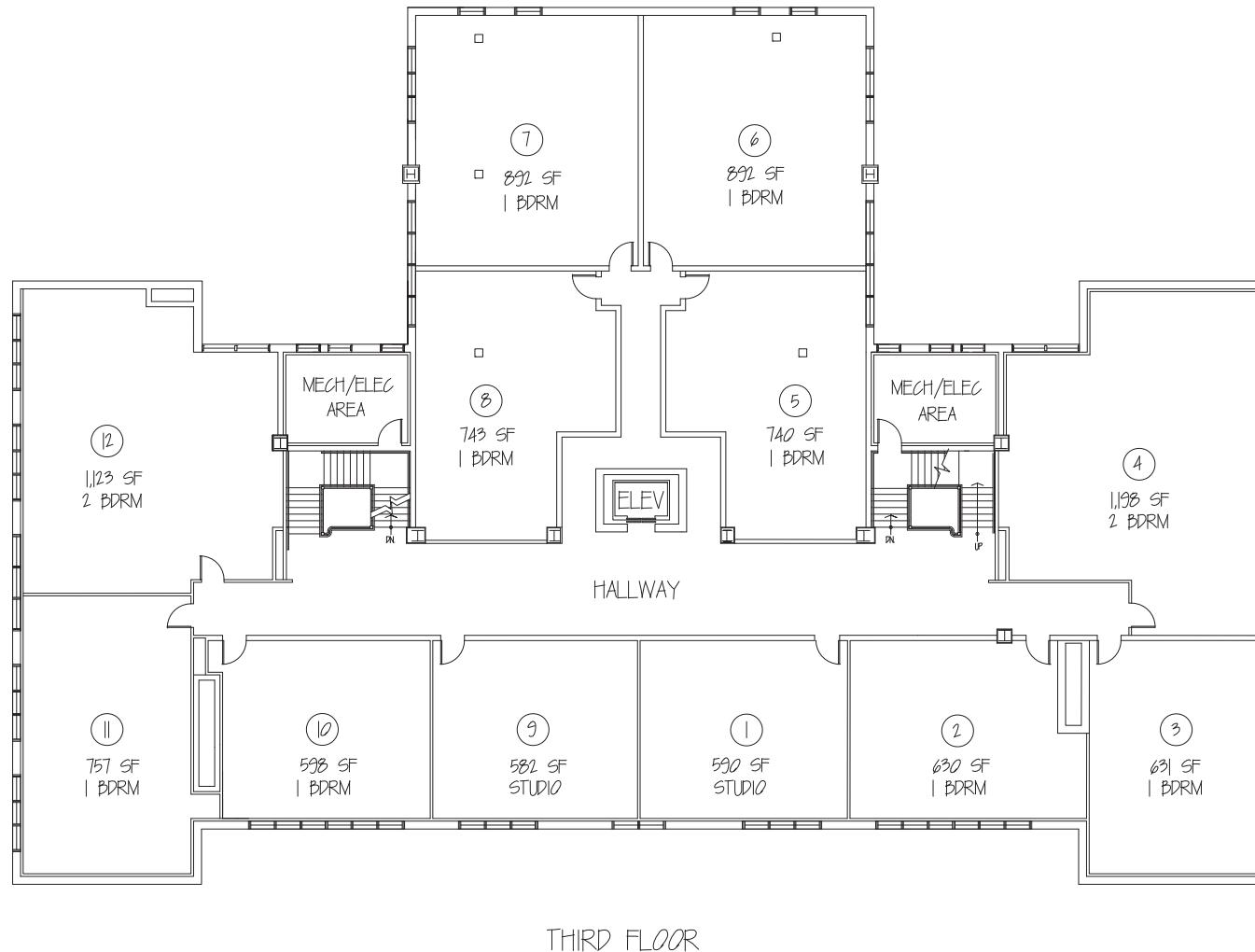


FIRST FLOOR

# Second Floor



# Third Floor



# Photos





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