

# FOR SALE | 6,692± SF CHURCH BUILDING

## 2.17 ACRES IN R-10 ZONE

222 Farmington Avenue, Plainville, CT 06062

SALE PRICE: \$725,000 (Stained Glass Windows not Included)



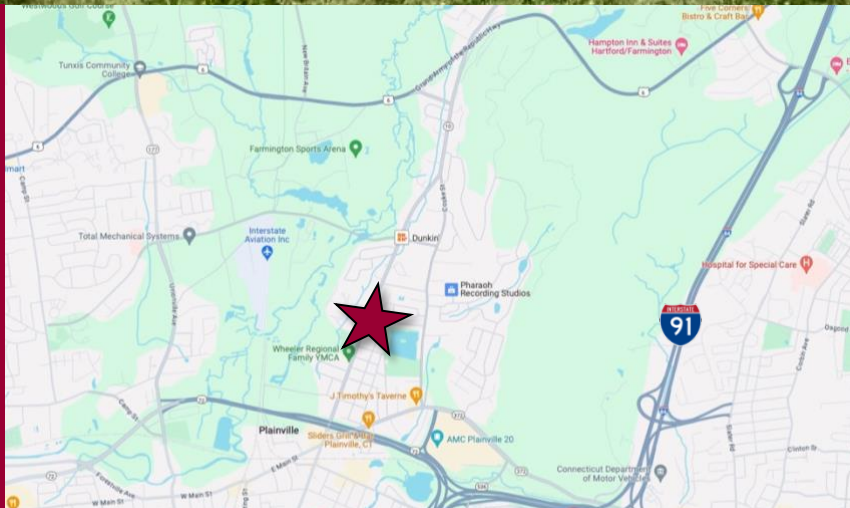
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### Property Highlights

- 6,692± SF Building
- Single Story
- 2.17 Acres
- Signage: Monument
- Parking: 88 Spaces
- Visibility: Excellent
- Frontage: 350'
- Zoning: R-10
- Traffic: 10,000 ADT
- I-84, Exit 38 | Route 10
- Many area amenities

For more information contact: Robert Gaucher | 860.761.6007 | [bgaucher@orlcommercial.com](mailto:bgaucher@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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  
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.

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### BUILDING INFORMATION

GROSS BLD. AREA 6,692± SF  
AVAILABLE AREA 6,692± SF  
NUMBER OF FLOORS 1  
CONSTRUCTION Brick / Masonry  
ROOF TYPE Gable, Asphalt Shingle  
YEAR BUILT 1960

### SITE INFORMATION

SITE AREA 2.17± Acres  
ZONING R-10  
PARKING 88 Spaces  
SIGNAGE Monument  
VISIBILITY Excellent  
FRONTAGE 350'  
HWY.ACCESS I-84, Exit 38 | Route 10  
TRAFFIC COUNT 10,000 ADT

### MECHANICAL EQUIPMENT

AIR CONDITIONING None in Sanctuary,  
Window Units  
TYPE OF HEAT Gas, Hot Water  
SPRINKLERED None  
ELECTRIC SERVICE 200 Amp

### UTILITIES

SEWER Public  
WATER Public  
GAS Eversource

### COMMENTS

The sale does not include the stained glass windows. If Buyer plans to keep building and not demolish, the Seller will replace the windows with traditional inoperable clear glass windows.

### TAXES

ASSESSMENT \$1,189,440  
MILL RATE 31.42  
TAXES \$37,372

**DIRECTIONS** I-84, Exit 38. Straight onto US-6 W. Left onto Scott Swamp Rd. Right onto Main St. Slight right to stay on Main St. Continue onto Farmington Ave.

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- I-84, Exit 38 | Route 10
- Many area amenities
  - Shopping
  - Banking
  - Dining



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