



FOR SALE

7,500 SF OFFICE BUILDING

7 TAYLOR ROAD | ENFIELD, CT 06082



PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer 7 Taylor Road, Enfield, CT for sale. This two-story professional office building can accommodate a single tenant or a multi-tenant configuration.

PROPERTY HIGHLIGHTS

- 7,500 square feet on two floors
- Parking for 40 cars
- Accessible to and from I-91 at exit 47
- Ideal for owner/occupant
- Convenient to many retail amenities along Hazard Ave./Route 190
- Abundant natural lighting throughout

OFFERING SUMMARY

Reduced Sale Price:	\$695,000
Lot Size:	1.06 Acres
Building Size:	7,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	120	297	1,012
Total Population	416	970	3,091
Average HH Income	\$127,518	\$125,355	\$125,344

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BUILDING SPECIFICATIONS

Building Size	7,500 SF
Ceiling Height	7.5' - 10.5'
Year Built	1991
Age of Roof	2013

MECHANICAL/UTILITIES

Power	400A, 240V, 3 Phase
Heat	Propane
Air Conditioning	Electric
Lighting	LED
Water/Sewer Company	Hazardville Water Company/Town Sewer
Electric Company	Eversource

LAND

Lot Size	1.06 Acres
Rail	N/A
Zoning	BL

TAXES

Tax PSF	\$2.07 per square foot
Taxes	\$15,478
Appraised Value	\$654,000
Year Assessed	2023
Mill Rate	30.56



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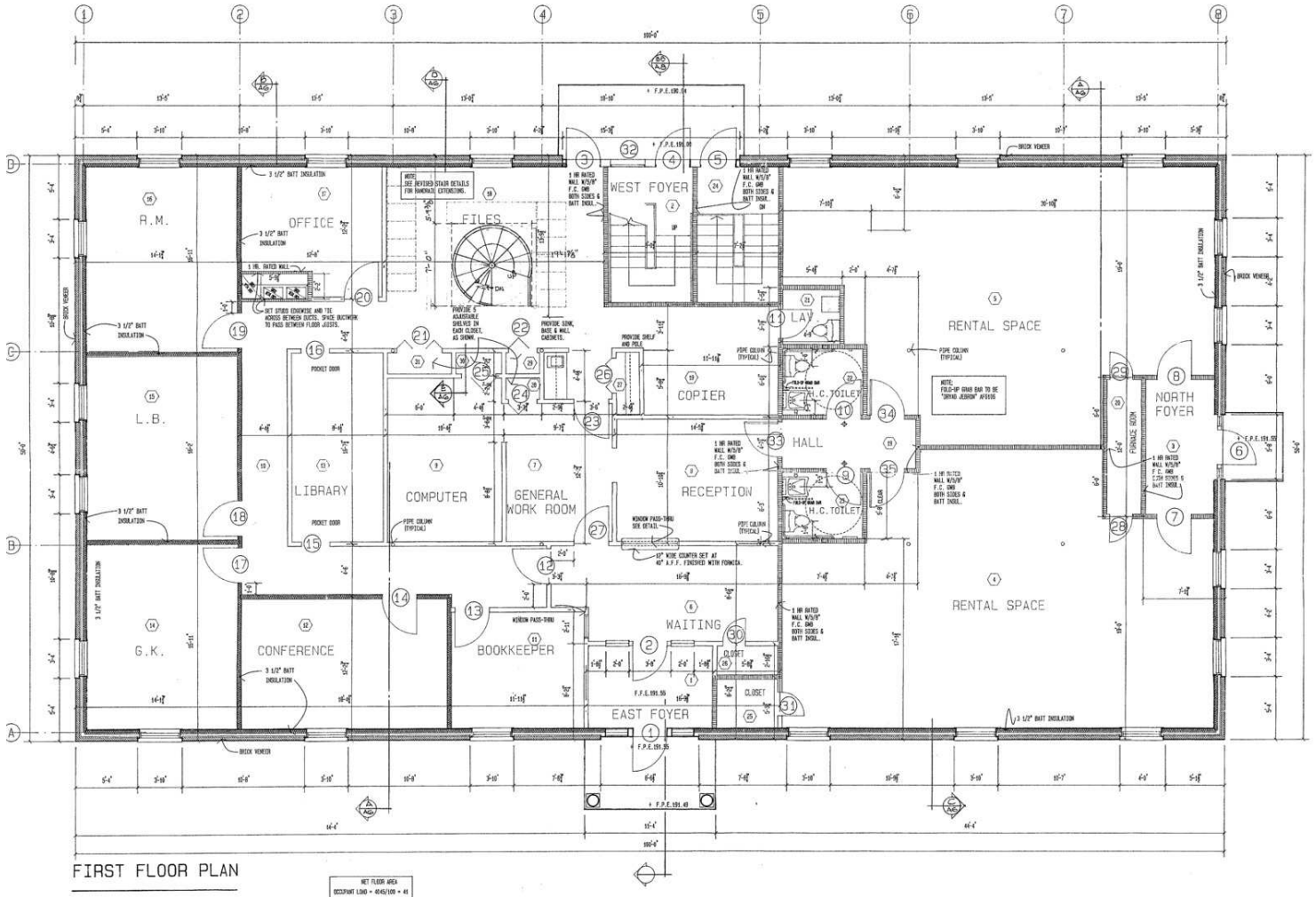
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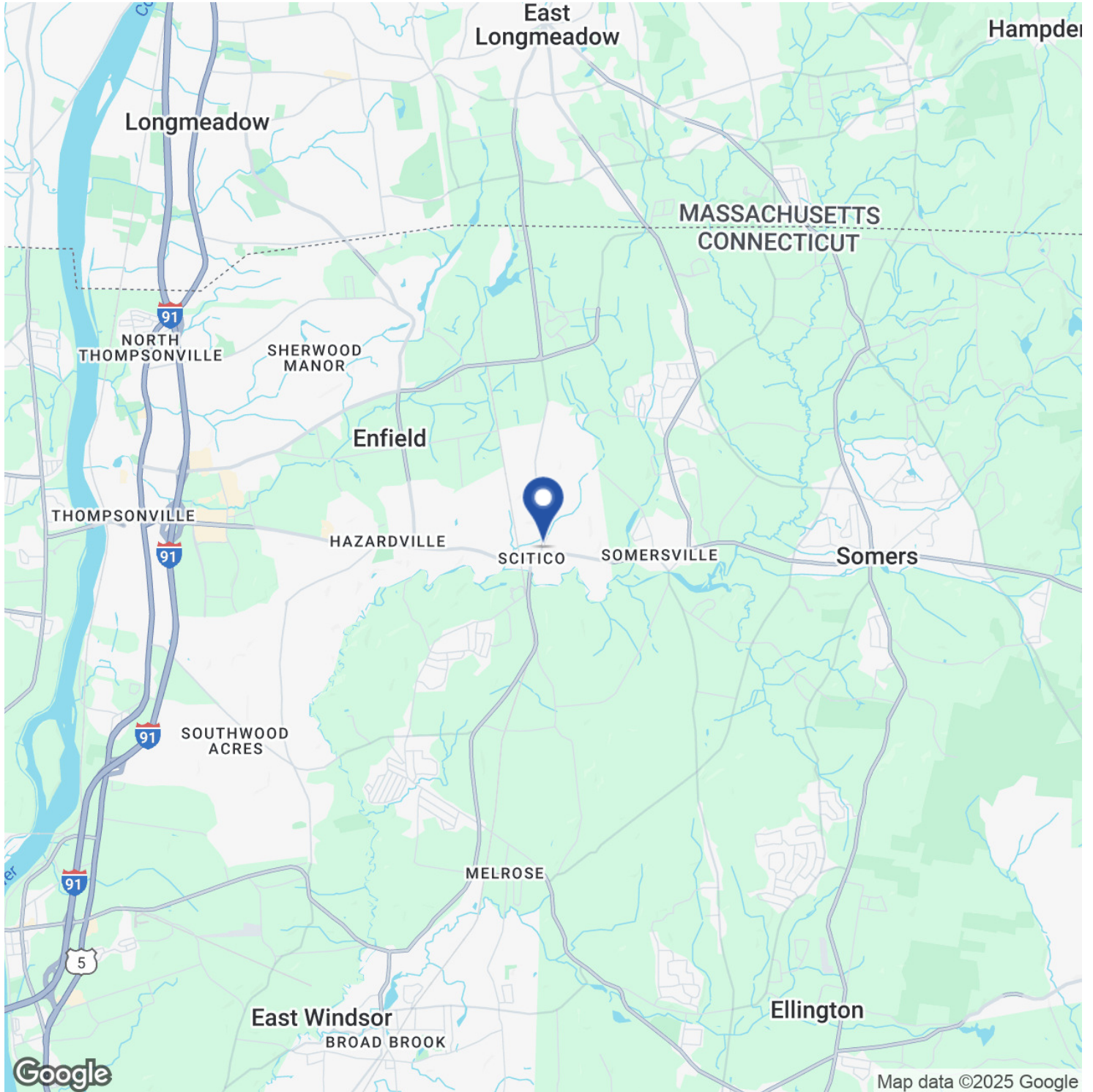
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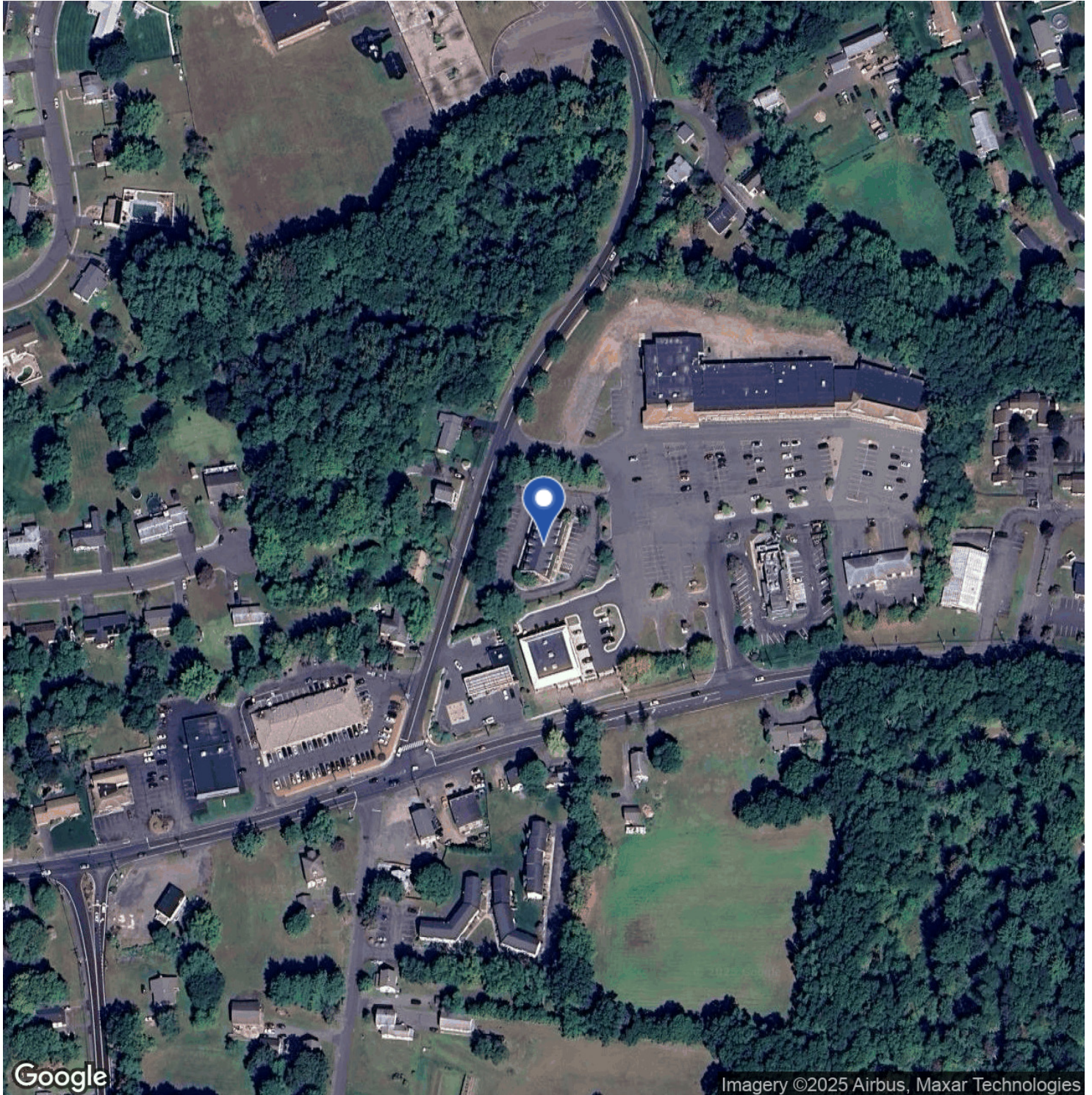
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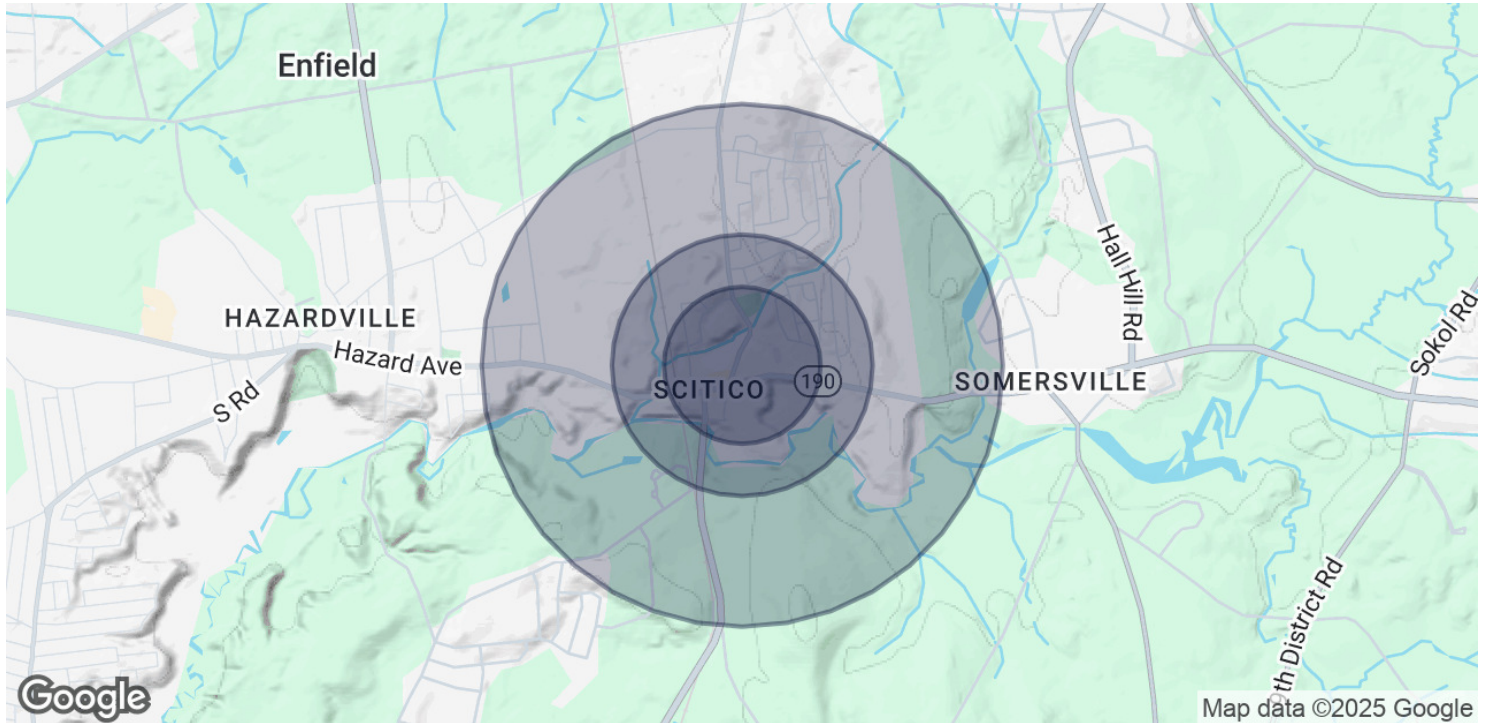
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	416	970	3,091
Average Age	42	43	43
Average Age (Male)	41	41	42
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	120	297	1,012
# of Persons per HH	3.5	3.3	3.1
Average HH Income	\$127,518	\$125,355	\$125,344
Average House Value	\$276,292	\$275,406	\$287,690

Demographics data derived from AlphaMap

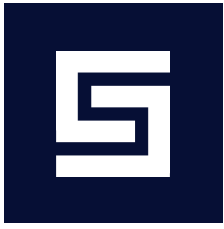
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