

For Sale

Truck Repair And Service Center

10,000 SF

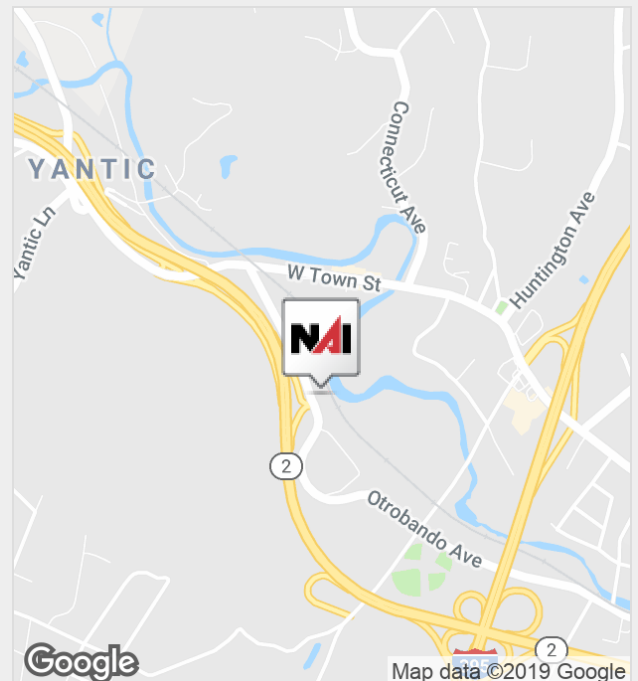


267 Otrobando Ave

267 Otrobando Ave, Norwich, Connecticut 06330

Property Features

- Complete 10,000 SF Truck Repair Shop and Tire Facility For Lease and For Sale
- Great Location Just Off Routes 2 & 32 at Exit 27
- 1 Mile to the I-395 Interchange
- Fully Equipped for Truck and Tractor Trailer Storage and Repair
- Large Paved Parking Lot Featuring an Above Ground Fuel Island
- Ready for Business with Office Space and Showroom



For more information:

Hugh Schnip

877 327 3755 x208 • hschnip@naielite.com

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Property Summary

Sale Price:	\$1,700,000
Lot Size:	1.6 Acres
Building Size:	10,000 SF
Grade Level Doors:	4
Dock High Doors:	1
Ceiling Height:	18.0 FT
Year Built:	1985
Renovated:	2010
Zoning:	GC
Market:	Southeastern Connecticut
Sub Market:	Eastern Connecticut
Cross Streets:	West Town St
Traffic Count:	8,500

Property Overview

Complete Truck and Tire Service Facility
10,000 SF Building with 4 Bays and Loading Dock
Office and Showroom
Large Parking Lot with trailer Storage Areas

Location Overview

Located in a business park setting directly next to a 120 room Comfort Suites hotel and a US Foods distribution center, at a direct access point to Routes 2 & 32 (The entrance and exit ramp to Connecticut's busy State Highway between Norwich, Willimantic and Hartford).

Amenities

- Large equipped office area featuring 2,025 SF mezzanine
- Complete reel fluid system
- 4,000 gallon fuel tank
- Tire machine & balances
- Alignment machine, three phase compressor, 2 waste oil furnishings

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Commercial Real Estate Services, Worldwide.

NAI Elite, LLC | 901 Farmington Avenue First Floor, West Hartford, CT 06119 | +1 877 327 3755

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Property Name:	267 Otrobando Avenue
Property Address:	267 Otrobando Ave Norwich, CT 06330
Property Type:	Truck Repair and Service Center
Lot Size:	1.6 Acres
Building Class:	C
Zoning:	GC
Rail Access:	Yes
Parking Spaces:	50
Parking Ratio:	
Building Frontage:	370'
Cross Streets:	West Town St
Year Built:	1985
Construction Type:	
Number Of Stories:	2
Foundation:	Concrete
Walls:	Metal Panel with stone face office front
Number Of Units:	1
Ceilings:	Sheetrock
Power:	Northwest Public Utilities
Roof:	
HVAC:	Office area
Elevators:	None

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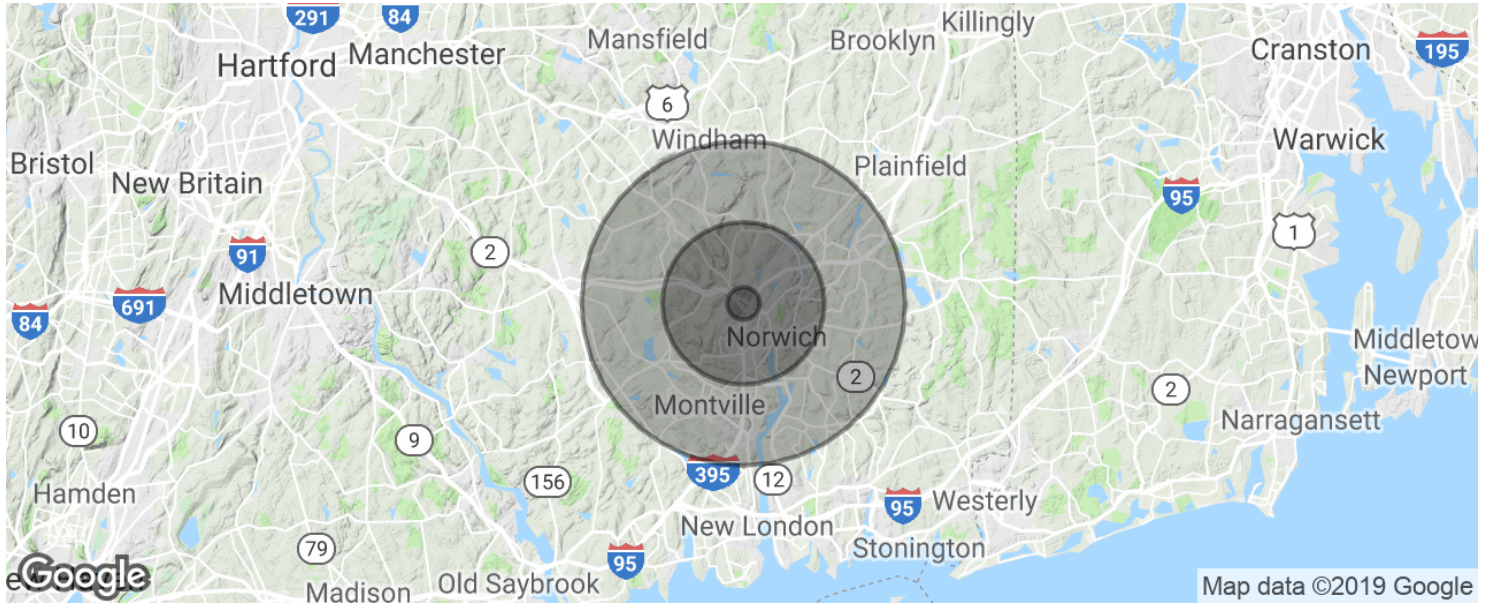
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,527	58,220	119,667
Median age	41.5	37.6	39.5
Median age (Male)	40.8	35.7	38.1
Median age (Female)	42.1	39.7	41.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	655	23,528	46,475
# of persons per HH	2.3	2.5	2.6
Average HH income	\$85,729	\$67,775	\$75,960
Average house value	\$267,611	\$227,370	\$244,528

* Demographic data derived from 2010 US Census