

# SALE

## HYDRO CARE POOLS

379 Goshen Rd Torrington, CT 06790



### PROPERTY DESCRIPTION

Coldwell Banker Commercial proudly presents for sale 379 Goshen Road, Torrington, CT. This freestanding commercial property is an excellent investment opportunity due to its full occupancy and updated infrastructure. This 16,382 sf retail/warehouse building includes 3 overhead doors and 1 loading dock. 7 Fully leased tenant spaces use public sewer, public water (with private well,) electric, natural gas and oil with hot air heating and central air conditioning. Located on State Road 4, this building offers good visibility on 1.12 acres.

### OFFERING SUMMARY

Sale Price:	\$1,300,000
Number of Units:	7
Lot Size:	1.12 Acres
Building Size:	16,382 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	10,844	17,248	22,145
Total Population	24,273	39,325	51,217
Average HH Income	\$82,767	\$98,278	\$109,608

### PROPERTY HIGHLIGHTS

- New pavement 2024
- New roof 2021
- New gas furnace 2014

**Gary Giordano**  
(860) 485-2079



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# SALE

## HYDRO CARE POOLS

379 Goshen Rd Torrington, CT 06790



**Gary Giordano**  
(860) 485-2079



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# SALE

## HYDRO CARE POOLS

379 Goshen Rd Torrington, CT 06790



**Gary Giordano**  
(860) 485-2079



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

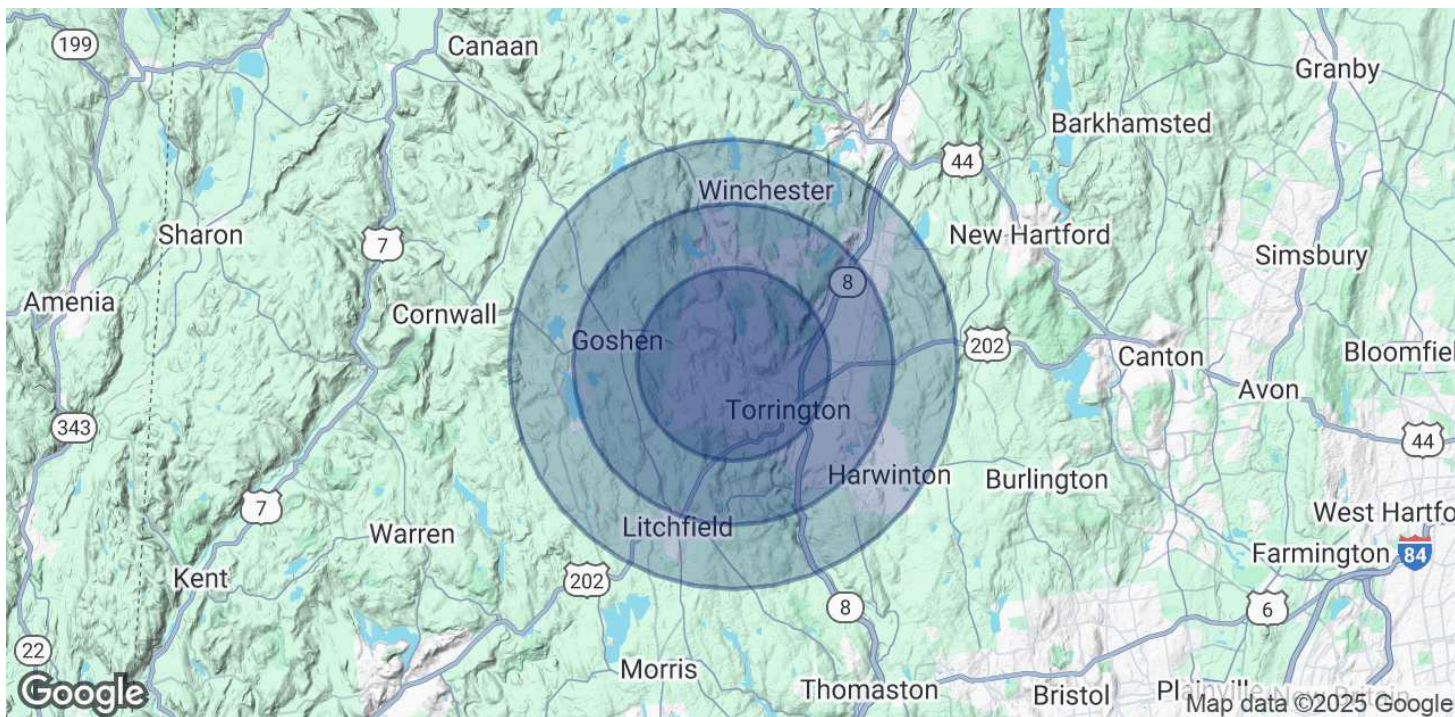
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# SALE

## HYDRO CARE POOLS

379 Goshen Rd Torrington, CT 06790



POPULATION	3 MILES	5 MILES	7 MILES
Total Population	24,273	39,325	51,217
Average Age	43	45	45
Average Age (Male)	42	43	44
Average Age (Female)	44	46	46

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	10,844	17,248	22,145
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$82,767	\$98,278	\$109,608
Average House Value	\$245,796	\$280,046	\$322,848

Demographics data derived from AlphaMap

**Gary Giordano**  
(860) 485-2079



**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**