



Ranked in Top 50
Commercial Firms in U.S.

FOR SALE

47 Billard Street, Meriden, CT 06451
34,992± SF INDUSTRIAL BUILDING ON 2.15 ACRE IN M-3 ZONE

SALE PRICE \$2,100,000 | 50% Occupancy | NOI: \$195,528

HIGHLIGHTS

- Perfect for A User Who Wants Additional Income
- 34,992± SF Industrial Building
- Building is currently 50% occupied
- Zoning: M-3
- 100 Parking Spaces
- 2.15 Acres for New Building or Outside Storage Space Available
- Highway Access: I-691, I-91
- Tenants are Month-to-Month
- Owner Financing Available

CONTACTS

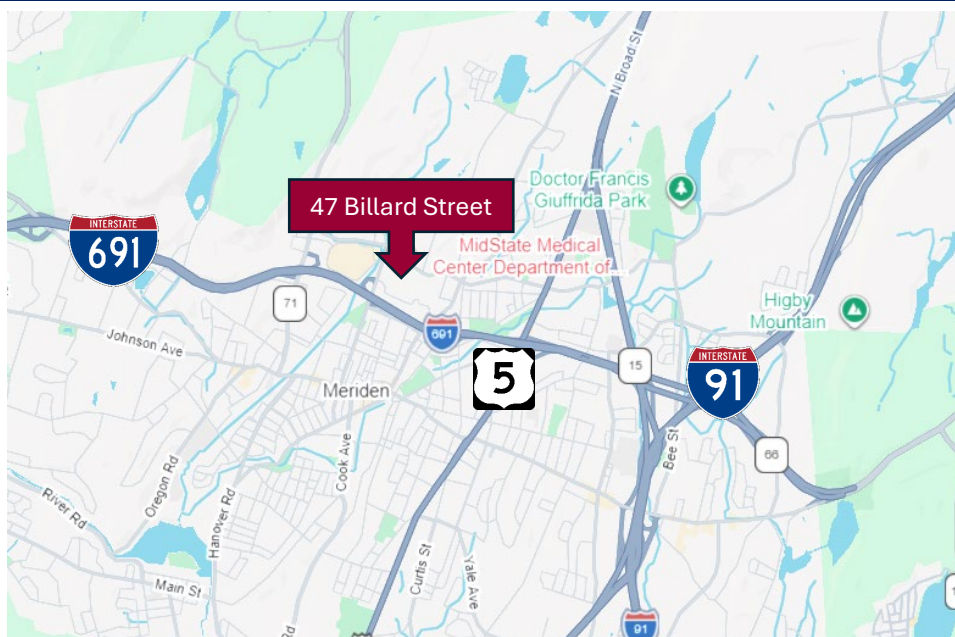
Thomas Wilks

(860) 761-6018 | (860) 478-7954

twilks@orlcommercial.com

Jay L. Morris | (860) 721-0033

jmorris@orlcommercial.com



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2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

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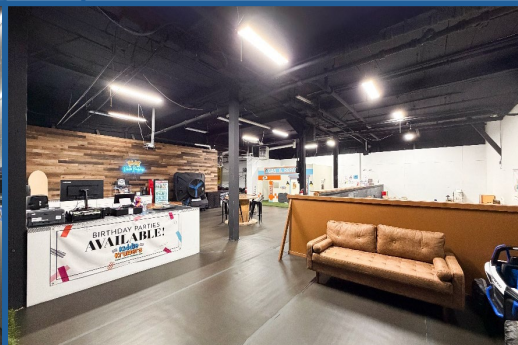
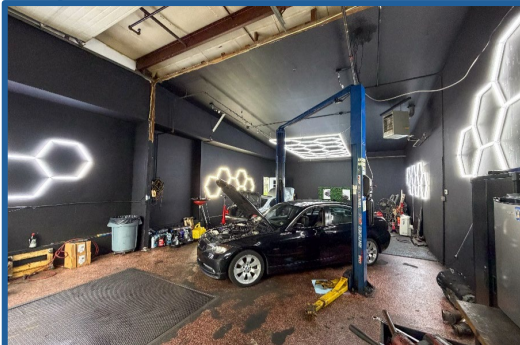
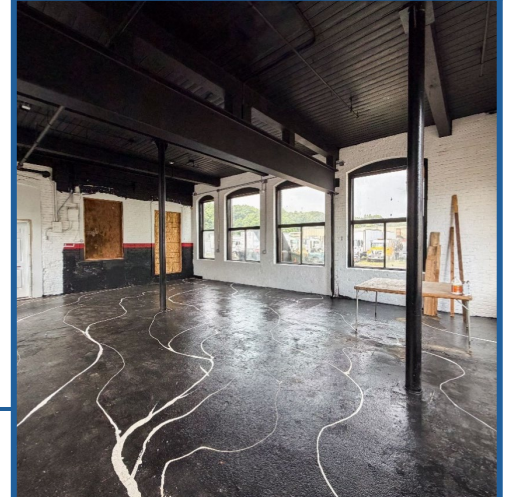
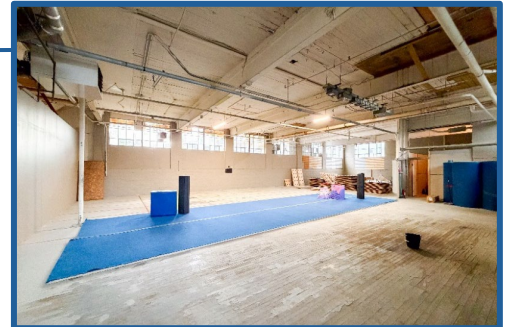
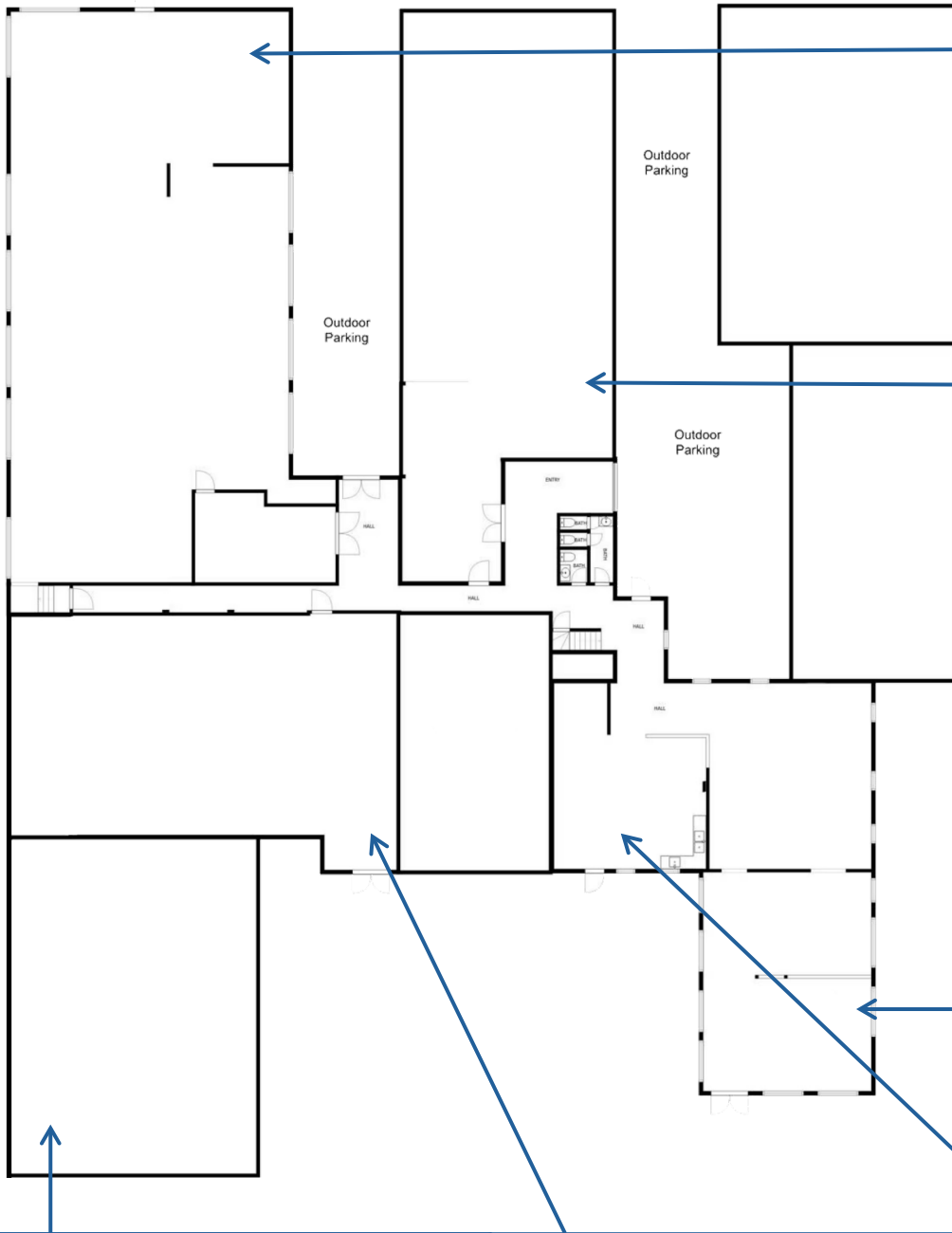
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SALE PRICE: \$2,100,000

47 Billard Street, Meriden, CT

34,992± SF Industrial Building

First Floor



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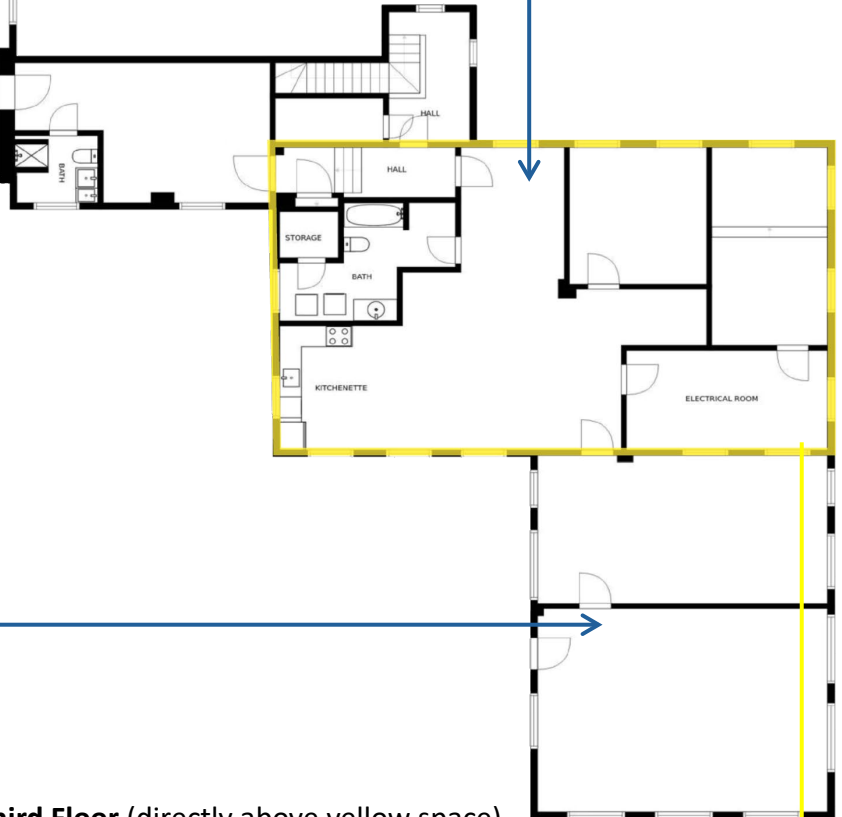
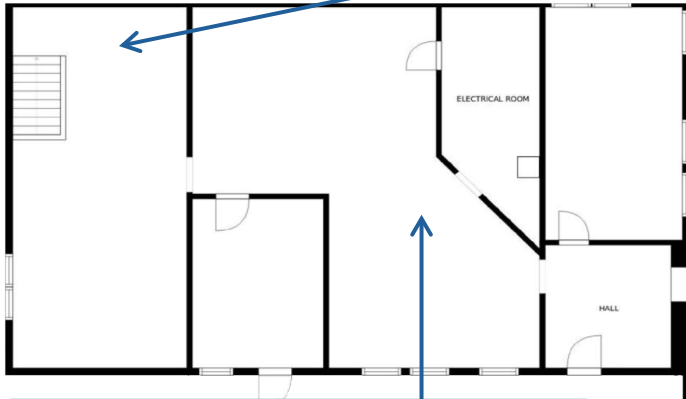
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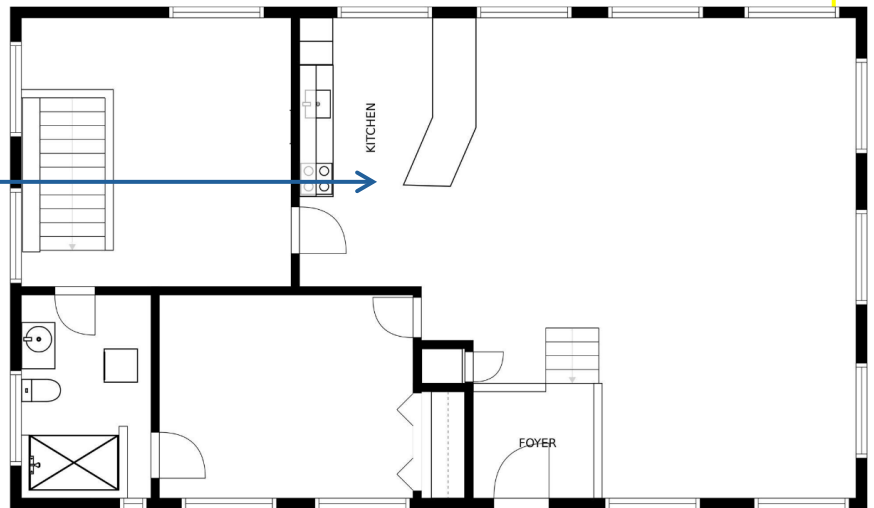
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Second Floor



Third Floor (directly above yellow space)



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BUILDING INFORMATION

GROSS BLD. AREA: 34,992± SF

AVAILABLE AREA: 34,992± SF

OF FLOORS: 3

SPACE BREAKDOWN:

Building 1: 10,926± SF

Building 2: 3,456± SF

Building 3: 10,683± SF

Building 4: 6,440± SF

Building 5: 3,527± SF

LOADING DOCKS: 1

DRIVE-IN DOORS: 1

CLEAR HEIGHT: 16'

CONSTRUCTION: Masonry, Steel, Wood

ROOF TYPE: Gable, Asphalt

YEAR BUILT: 1920, 1980

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

TYPE OF HEAT: Gas, Forced Hot Air

SPRINKLERED: Wet

ELECTRIC/POWER: TBD

ELEVATORS/LIGHTING: No

SITE INFORMATION

SITE AREA: 2.15 Acres

ZONING: M-3

PARKING: 100 Spaces, 2.86/1000 SF

SIGNAGE: On-Building

VISIBILITY/FRONTAGE: TBD

HWY ACCESS: I-691, I-91

UTILITIES

SEWER/WATER: City

GAS: Yes

TAXES

ASSESSMENT: \$593,300

MILL RATE: Town: 29.99, District: 31.33

TAXES: \$18,588.08 (\$0.53/SF)

INCOME: \$248,928

EXPENSES: \$53,400

NOI: \$195,528

CONTACTS

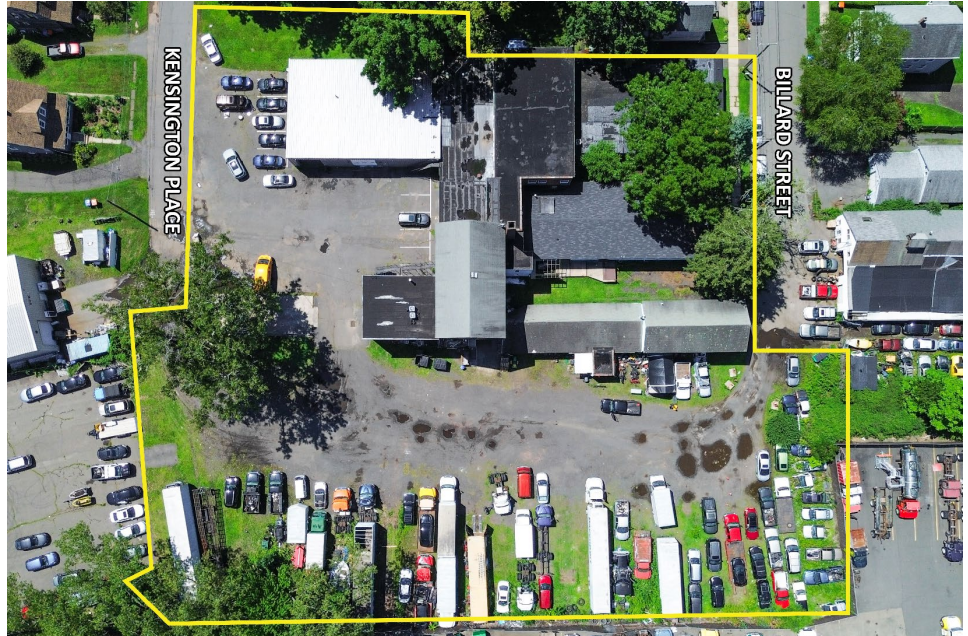
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