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FOR SALE

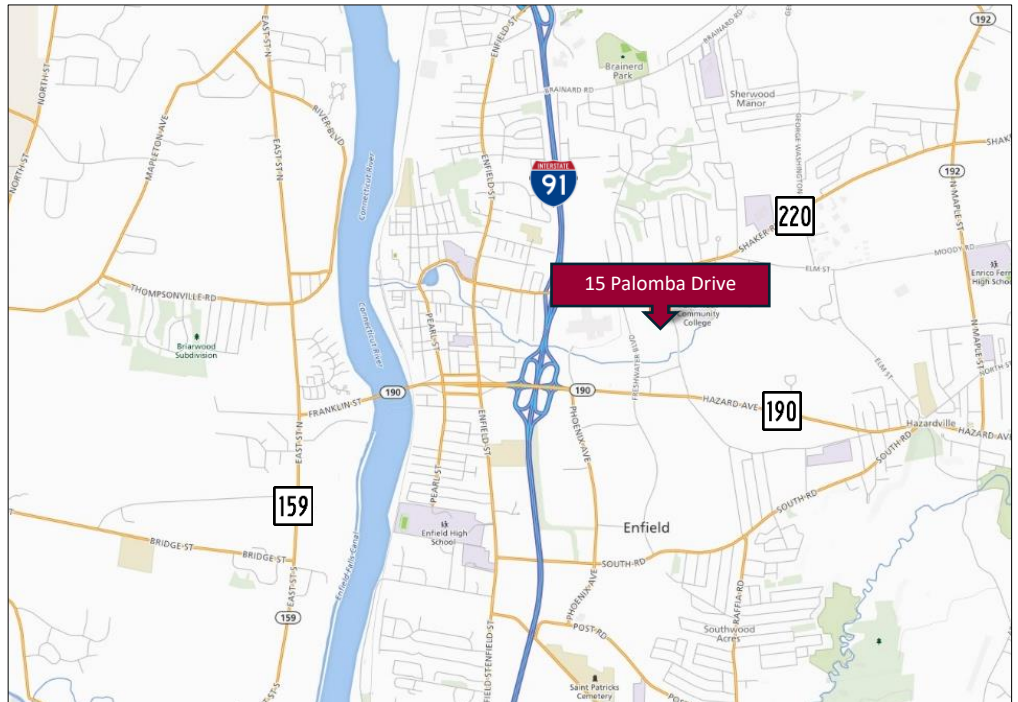
Enfield Medical Center, 15 Palomba Drive, Enfield, CT
Suite 6 – 1,001± SF Medical Office Condo

SALE PRICE: \$82,500

HIGHLIGHTS

- Suite 6 – 1,001± SF
- Professional office use allowed
- 1-story
- 3.48/1000 parking ratio
- High traffic: 25,800± ADT
- Zoning: BR
- 0.5 mile to I-91

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CONTACT

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

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Enfield Medical Center, 15 Palomba Drive, Enfield, CT

Suite 6 – 1,001± SF

BUILDING INFORMATION

GROSS BLD. AREA: 20,082± SF

AVAILABLE AREA: Suite 6: 1,001± SF

CONSTRUCTION: Wood Frame/Brick Exterior

ROOF TYPE: Gable, Asphalt Shingles

YEAR BUILT: 1986

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Gas, Hot Air

SPRINKLERED: No

SITE INFORMATION

SITE AREA: 3.30 acres

ZONING: BR

PARKING: 3.48/1000

SIGNAGE: Directory

VISIBILITY: Good

FRONTAGE: 292'

HWY ACCESS: 0.5 mile to I-91

TRAFFIC COUNT: 25,800± ADT

UTILITIES

SEWER/WATER: City

GAS: Yes

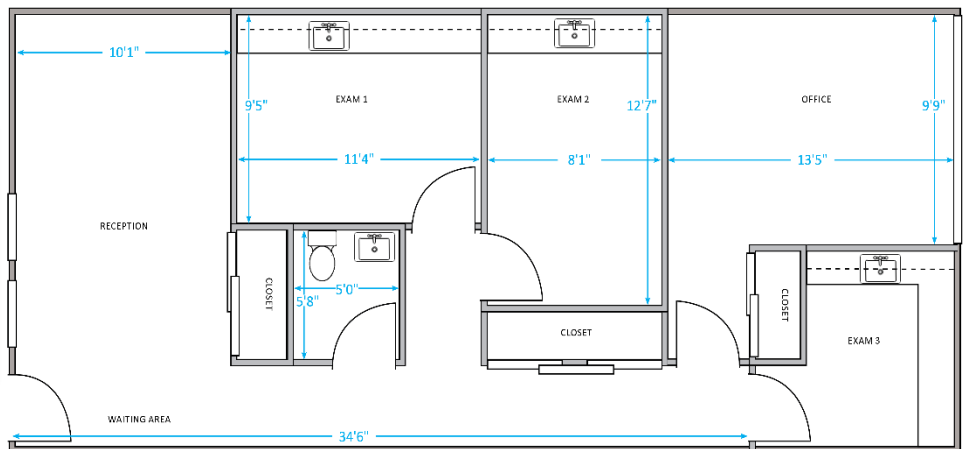
TAXES

\$2,300/year (\$2.30/SF)

CONDO FEES

\$6,696/year (\$558/month)

- Includes gas heat, common electric, janitorial (all common areas and suites), snow removal, and property insurance



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