



Ranked in Top 50
Commercial Firms in U.S.



FOR SALE/LEASE

60-62 Hyde Road, Vernon, CT 06066

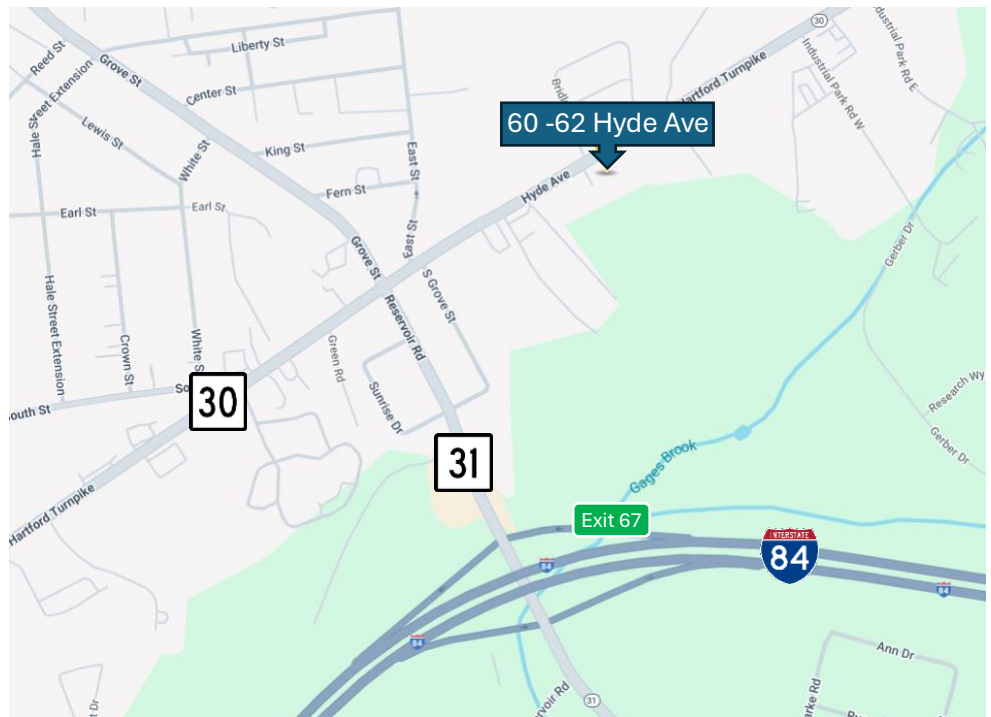
Two Office/Retail Condos

SALE PRICE: \$890,000 (both condos)

LEASE RATE: \$21/SF Plus Utilities & Janitorial (60 Hyde)

HIGHLIGHTS

- 2 condominiums available
- 60 Hyde – 1,960± SF 1-story
- 62 Hyde – 2,474± SF 2-story
- Parking 4/1000
- 0.90 acre
- On-building and Pylon Signage
- Industrial zone
- High traffic: 14,500 ADT
- I-84, Exit 67
- Many area amenities



CONTACTS

Thomas Wilks | (860) 761-6018

twilks@orlcommercial.com

Jay Morris | (860) 721-0033



WWW.ORLCOMMERCIAL.COM



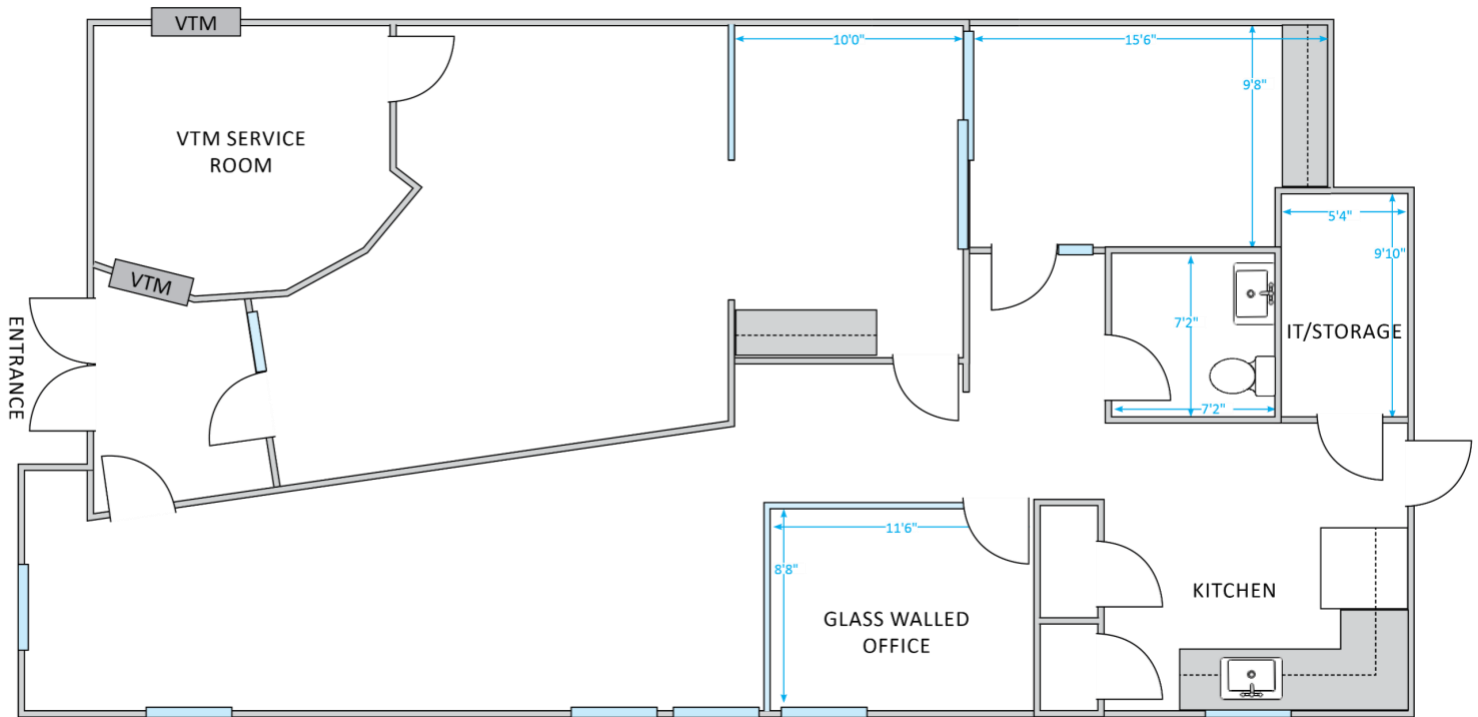
2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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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60 Hyde Ave Floor Plan 1,960 SF Available for Lease



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BUILDING INFO

	60 Hyde	62 Hyde
GROSS BLD. AREA:	1,960± SF	2,472± SF
SALE AREA:	1,960± SF	2,472± SF
LEASE AREA:	1,960± SF	0± SF
# OF FLOORS:	1	2
CONSTRUCTION:	Masonry	Masonry
ROOF TYPE:	Asphalt Shingle	Asphalt Shingle
YEAR BUILT/RENO.	2000/2005	1959/2005

MECHANICALS

AIR CONDITIONING:	Central	Central
HEAT:	Gas	Hot Water
SPRINKLERED:	100%	TBD
ELECTRIC SERVICE:	TBD	200 amp

TAXES

ASSESSMENT:	\$255,950	\$228,420
MILL RATE:	33.39	33.39
TAXES:	\$8,546	\$7,627

SITE INFORMATION

SITE AREA: 0.90± Acres
 ZONING: Industrial
 PARKING: 4/1000
 SIGNAGE: Pylon, On Building
 VISIBILITY: Excellent Visibility
 FRONTAGE: 190' on Hyde Avenue
 HWY ACCESS: I-84 Exit 67
 TRAFFIC COUNT: 14,500± ADT

UTILITIES

SEWER: City
 WATER: City
 GAS: Yes (60 Hyde)

LEASE EXPENSES (60 Hyde)

RE TAXES:	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
UTILITIES:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
INSURANCE:	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
MAINTENANCE:	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord
JANITORIAL:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord



AREA RETAIL: China Taste, Extra Space Storage, M&T Bank, Dunkin', Mobil, McDonalds, Burger King, Subway, Lafayette Wine & Liquors, Total Nails & Spa, Shell, Beni's

COMMENTS: Located minutes from I-84, Downtown Rockville, and Tolland. Sale price includes both condos. Only 60 Hyde Ave is available for Lease

DIRECTIONS: I-84, Exit 67. Left onto Reservoir Rd. Right onto Hyde Ave (Route 30). Property is on the right.

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