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Commercial Firms in U.S.



# FOR SALE

## RETAIL INVESTMENT

58 East Street, Plainville, CT 06062 | 23,000± SF Retail Plaza

**SALE PRICE \$2,700,000 | CAP RATE 6.83% | NOI \$184,478**

## HIGHLIGHTS

- 93% Occupancy
- NNN Long-Term Leases
- Excellent Location
- 1,500± SF Available for Lease
- 1-story on 1.93 acres in GC Zone
- New Capital Expenditures
  - Roof, HVAC
- Newly Paved Parking Lot
- Highly visible with 17,000± ADT
- 110 parking spaces
- Easy access to I-84, Rt. 72, Rt. 372



## CONTACT

**Luke Massirio**

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

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

Broker of Record: J. Richard Lee | (203) 643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) | License: REB.0758300

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



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## BUILDING INFORMATION

**GROSS BLD. AREA:** 23,000± SF

**AVAILABLE AREA:** 1,500± SF

**OCCUPANCY:** 93%

**# OF FLOORS:** 1 plus full basement

**LOADING DOCKS:** Potential dock

**CONSTRUCTION:** Brick and concrete block

**ROOF TYPE:** Flat Tar & Gravel, New

**YEAR BUILT:** 1957, renovated 2017

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central, New HVAC

**HEAT:** Gas Hot Air

**SPRINKLERED:** None

**ELECTRIC/POWER:** 600 AMP, Separately  
Metered Units

## SITE INFORMATION

**SITE AREA:** 1.93 acres

**ZONING:** GC

**PARKING:** 110 spaces, 5.78/1000

**SIGNAGE:** On building

**VISIBILITY:** Excellent on Rt. 10

**FRONTAGE:** 274' on East Street

**HWY ACCESS:** Rt. 10, I-84, Rt. 72, Rt. 372

**TRAFFIC COUNT:** 17,000 ADT

## UTILITIES

**SEWER/WATER:** City

**GAS:** Yes

## TAXES

**ASSESSMENT:** \$704,620

**MILL RATE:** 29.17

**TAXES:** \$20,554/annually, \$1.19/SF

**OTHER TENANTS:** Advanced Auto Parts, Silas  
Deane Pawn, Subway, Practice Fusion Center

**AREA RETAIL:** Dunkin Donuts, CVS, Domino's,  
Liberty Bank, Dairy Queen, Lowe's



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