

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

es Plainville 58 East Street 10

Click here to sign the Confidentiality Agreement

CONTACT

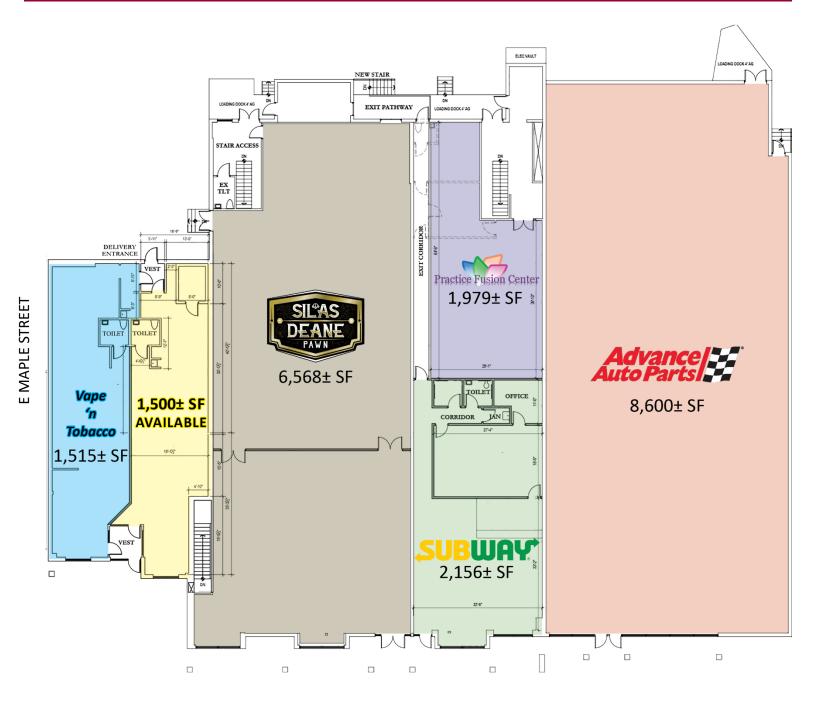
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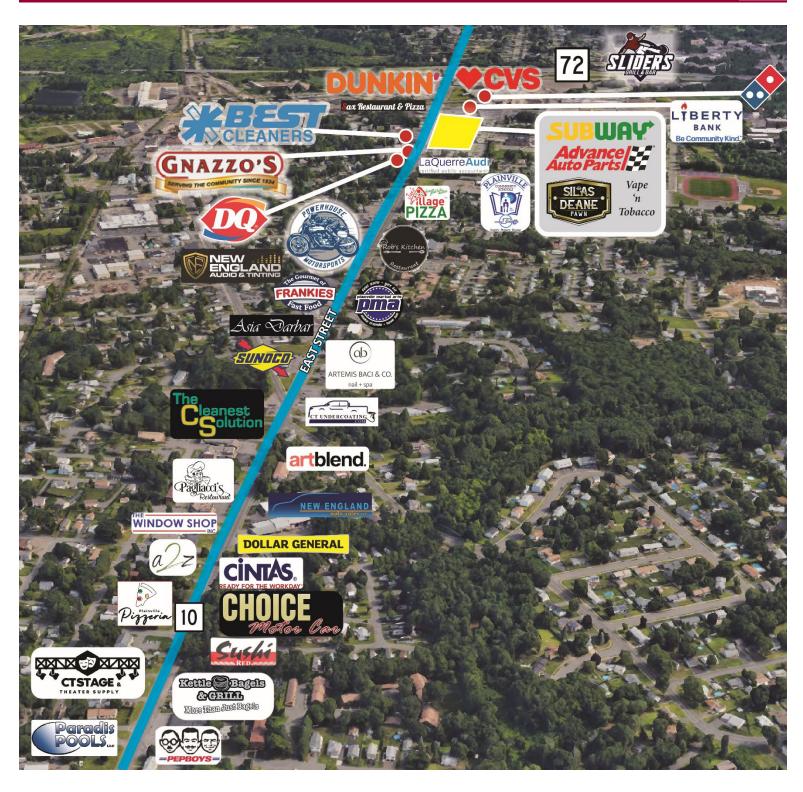




EAST STREET (RT. 10)









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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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