

FOR SALE/LEASE: 20,081± SF FLEX/SCHOOL BUILDING

FORMER PORTER & CHESTER INSTITUTE

132 Weymouth Road, Enfield, CT 06082

SALE PRICE: \$825,000 | LEASE RATE: \$8.00 - \$12.00/SF MODIFIED GROSS



- ### Property Highlights
- Up to 20,081± SF
 - Divisible to 5,000 SF
 - 4 Drive In Doors
 - 1 floor
 - Ample parking
 - Zoning: BL
 - 4.90 acres
 - 360' frontage on Weymouth

For more information contact:

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Luke Massirio | 860-761-6016 | lmassirio@orlcommercial.com

O,R&L Commercial • 2340 Silas Deane Highway • Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882 • www.orlcommercial.com

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 20,081± SF
AVAILABLE SF 20,081± SF
WILL SUBDIVIDE TO 5,000± SF
OF FLOORS 1
CEILING HEIGHT
DRIVE-IN DOORS 4
CONSTRUCTION Brick
ROOF TYPE Flat Tar & Gravel
YEAR BUILT 1960

SITE

SITE AREA 4.90 acres
ZONING BL
PARKING Ample parking
SIGNAGE Monument and Building
FRONTAGE 360' on Weymouth
HWY.ACCESS I-91
TRAFFIC COUNT 3,400 ADT

UTILITIES

SEWER/WATER Municipal
GAS Yes

MECHANICAL EQUIPMENT

AIR CONDITIONING Central
TYPE OF HEAT Gas Forced Air
SPRINKLERED 100% Wet
ELECTRIC SERVICE TBD

EXPENSES

RE TAXES (x) Tenant () Landlord
UTILITIES (x) Tenant () Landlord
INSURANCE (x) Tenant () Landlord
MAINTENANCE (x) Tenant () Landlord
JANITORIAL (x) Tenant () Landlord

TAXES

ASSESSMENT \$765,100
MILL RATE 34.93 (2018)
TAXES \$26,724.94

POTENTIAL USES

Daycare, Building Materials Store, Business Services, Professional/Medical Offices, Commercial Recreation, Package Store, Place of Worship, Retail/Restaurant, Theatre

COMMENTS

DIRECTIONS I-91, Exit 46. Turn left onto US-5 (King Street). Turn left onto Weymouth Road.

Property Highlights

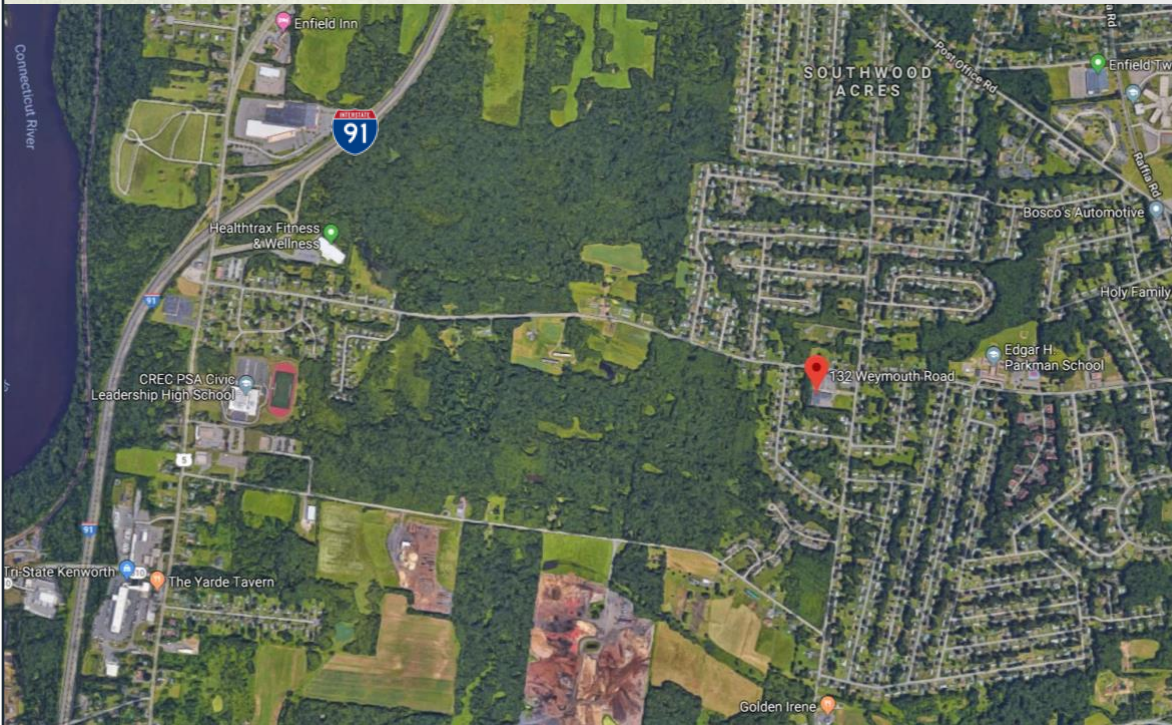
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Scan the QR Code below with a barcode scanner on your smart phone to access our website.



Connect with us:



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