

**SALES PRICE - \$3,000,000 OR**

**\$185 PER SQUARE FOOT**

**174 EAST STREET, PLAINVILLE, CT**

**16,136 SQUARE FEET OF BUILDING**

**FOR SALE and FOR LEASE - PREM**

Property is planned for a planned unit development delivering legally separate units.

GROSS BUILDING AREA: 2,650 sf x \$185 psf = \$OFF-MARKET + Lease Premium – Lease to Pharmacy

GROSS BUILDING AREA: 1,050 sf x \$185 per square foot = \$194,000

GROSS BUILDING AREA: 510 sf x \$205 per square foot = \$105,000

GROSS BUILDING AREA: 7,140 sf x \$185 per square foot = \$1,320,000

GROSS BUILDING AREA: 4,786 sf x \$185 per square foot = \$885,000

GROSS BUILDING AREA: 16,136 sf x \$185 per square foot = \$2,984,000



500 Summer Street, Suite 500, Stamford, CT 06910 CELL 860-891-8551

Associate Broker of Record – Kenneth Labbe = 203-391-6805 [klabbe@pyramidregroup.com](mailto:klabbe@pyramidregroup.com) – License - REB.0795117

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#### **BUILDING INFORMATION**

Gross Building Area: 16,136 square feet

Available Square Footage: 8,996 square feet

Occupied: 2,650 square feet

Attorney Contract Commitments – 7,140 square feet

Vacancy and Free of Commitments – 6,346 square feet

Number of Floors – 1

Loading Docks – None

Roof Type – Flat Rubber and Composite Roof

Year Built/Renovated – 1966; 2024-2025

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**MECHNANICAL EQUIPMENT**

AIR CONDITIONING: Central air in good overall condition

HEAT: Gas hot air

SPRINKLERED: None

ELECTRIC POWER: Separately metered; Ample power

**SITE INFORMATION**

SITE AREA: 2.0-acres

ZONING:

PARKING AREA: 72 parking spaces or 4.46 parking spaces per 1,000 square feet

SIGNAGE: On roof, on pole sign

VISIBILITY: Good

FRONTAGE: 200 feet of frontage on East Street

HIGHWAY ACCESS: i-84

TRAFFIC COUNT: 10,000 Vehicles per day ADT

**UTILITIES**

SEWER AND WATER (VERIFY WATER)

GAS: Yes

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**REAL ESTATE TAXES**

Market Price: \$1,433,700

Assessment: \$1,003,590

Mil Rate: 33.00

Real Estate Taxes: \$32,757.47

Real Estate Tax Per Square Foot: \$2.03

**OTHER TENANTS**

Pharmacy

**AREA DEVELOPMENT**

Mixed-use

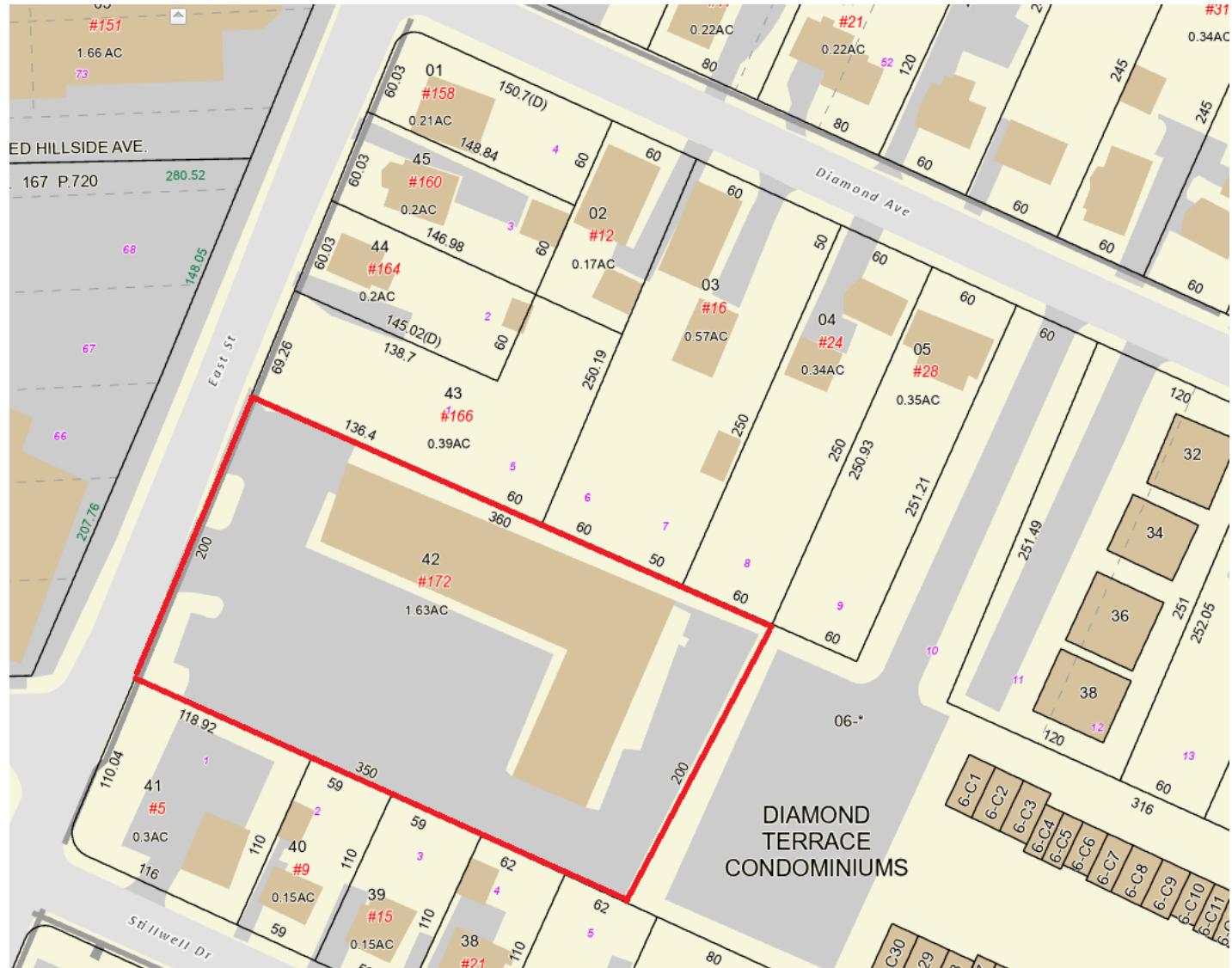
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