



FOR SALE

7,874 SF OFFICE BUILDING

344 NORTH MAIN STREET | MARLBOROUGH, CT 06447



PROPERTY DESCRIPTION

344 North Main Street, Marlborough CT is a 7,874 square foot two-story professional office building on .92 acres.

PROPERTY HIGHLIGHTS

- Investment or owner/user opportunity
- 40 parking spaces
- Updated roof, HVAC and siding
- 1/4 mile from Route 2 at exit 13 (old exit 12)
- GC (General Commercial) zoning
- Furniture potentially available
- 10 minutes from Glastonbury

OFFERING SUMMARY

Reduced Sale Price:	\$799,000
Lot Size:	0.92 Acres
Building Size:	7,874 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	35	172	554
Total Population	85	449	1,455
Average HH Income	\$183,460	\$196,470	\$197,142

LARRY LEVERE, SIOR
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\$799,000

BUILDING SPECIFICATIONS

Building Size	7,874 SF
Parking	40 spaces
Year Built	1986

MECHANICAL/UTILITIES

Power	400 amp, 3 phase
Heat	Electric
Air Conditioning	100%
Lighting	LED

LAND

Lot Size	0.92 Acres
Zoning	GC - General Commercial

TAXES

Tax PSF	\$2.05
Taxes	\$16,153.40
Mill Rate	36.29



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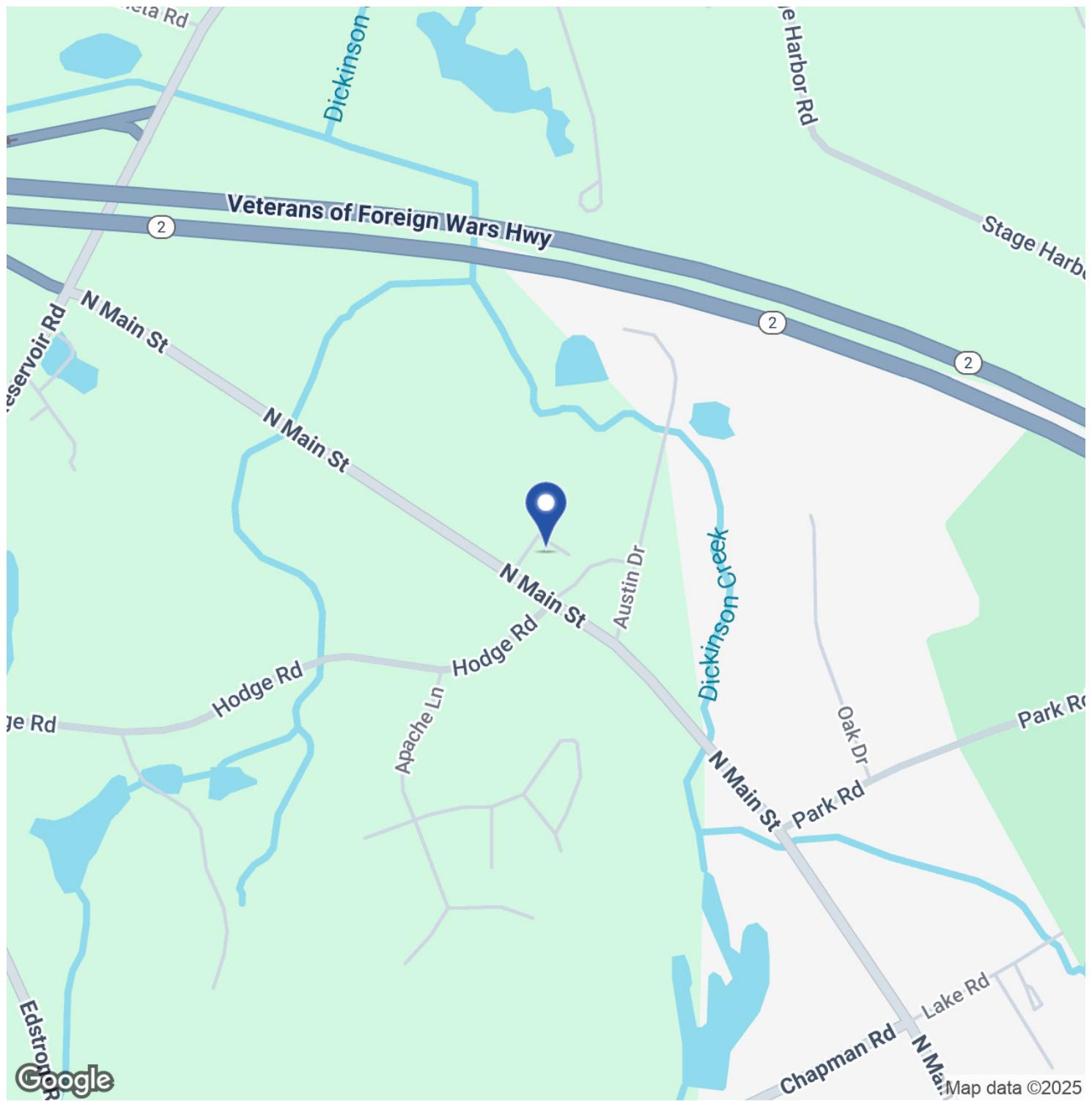
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Google

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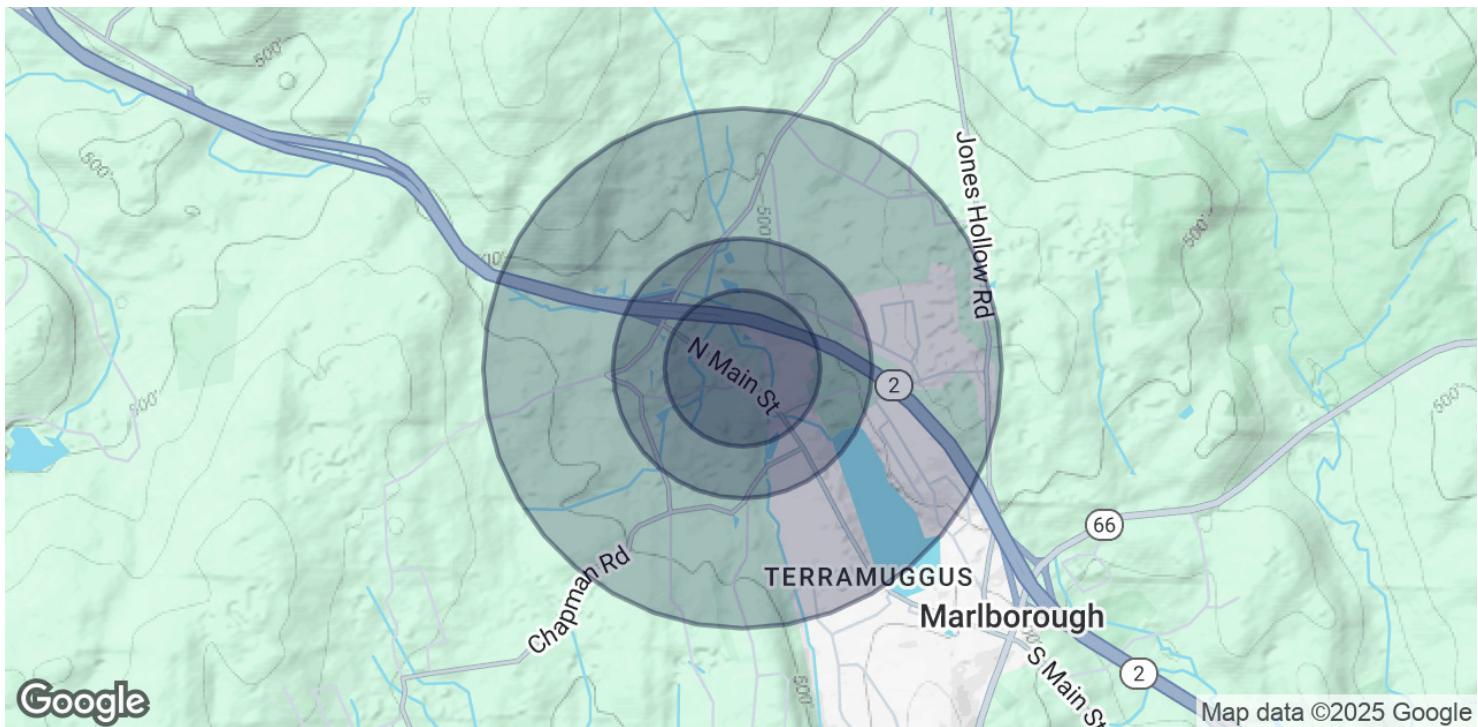
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	85	449	1,455
Average Age	45	46	46
Average Age (Male)	44	44	44
Average Age (Female)	47	47	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	35	172	554
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$183,460	\$196,470	\$197,142
Average House Value	\$479,751	\$464,793	\$463,442

Demographics data derived from AlphaMap

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