

# SALE / LEASE

**895 E MAIN ST**

895 E Main St Torrington, CT 06790



## PROPERTY DESCRIPTION

This 2,000 square foot suite is available for sale or rent for the first time in decades. A purchase would encompass 1/3 ownership in the entire property. Currently used by a general practitioner, the space is set up perfectly for another medical or dental use. A spacious waiting room, general office space, an employee lounge, and four exam rooms are all in place and awaiting a new tenant. Signage is on the front door and on the monument sign. The mid-East Main Street listings guarantee more than 20,000 vehicles per day will pass by your doorstep. This suite is also for lease

## PROPERTY HIGHLIGHTS

- Three tenant building
- 2,000 square foot medical office space available
- 20,000 vehicles per day
- Perfect for medical, dental or general offices
- For sale or for lease

## OFFERING SUMMARY

Sale Price:	\$224,900
Lease Rate:	\$20.00 per month (MG)
Number of Units:	3
Available SF:	2,000 SF
Lot Size:	19,538 SF
Building Size:	3,646 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	14,925	18,901	41,778
Total Population	33,646	43,524	99,560
Average HH Income	\$91,981	\$102,050	\$127,260

**Mario Longobucco**  
(860) 307-5945



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

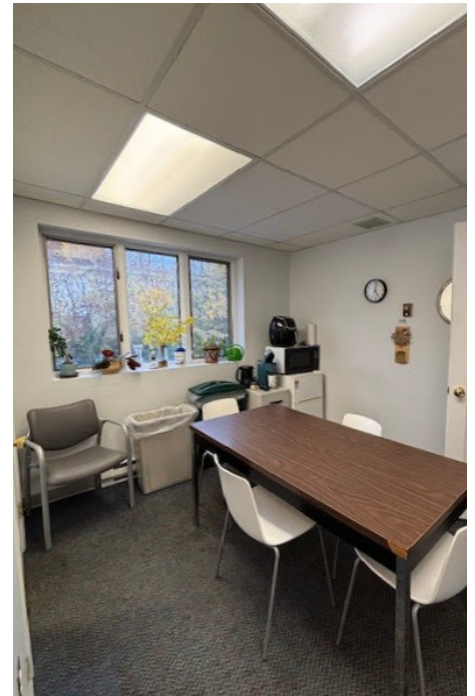
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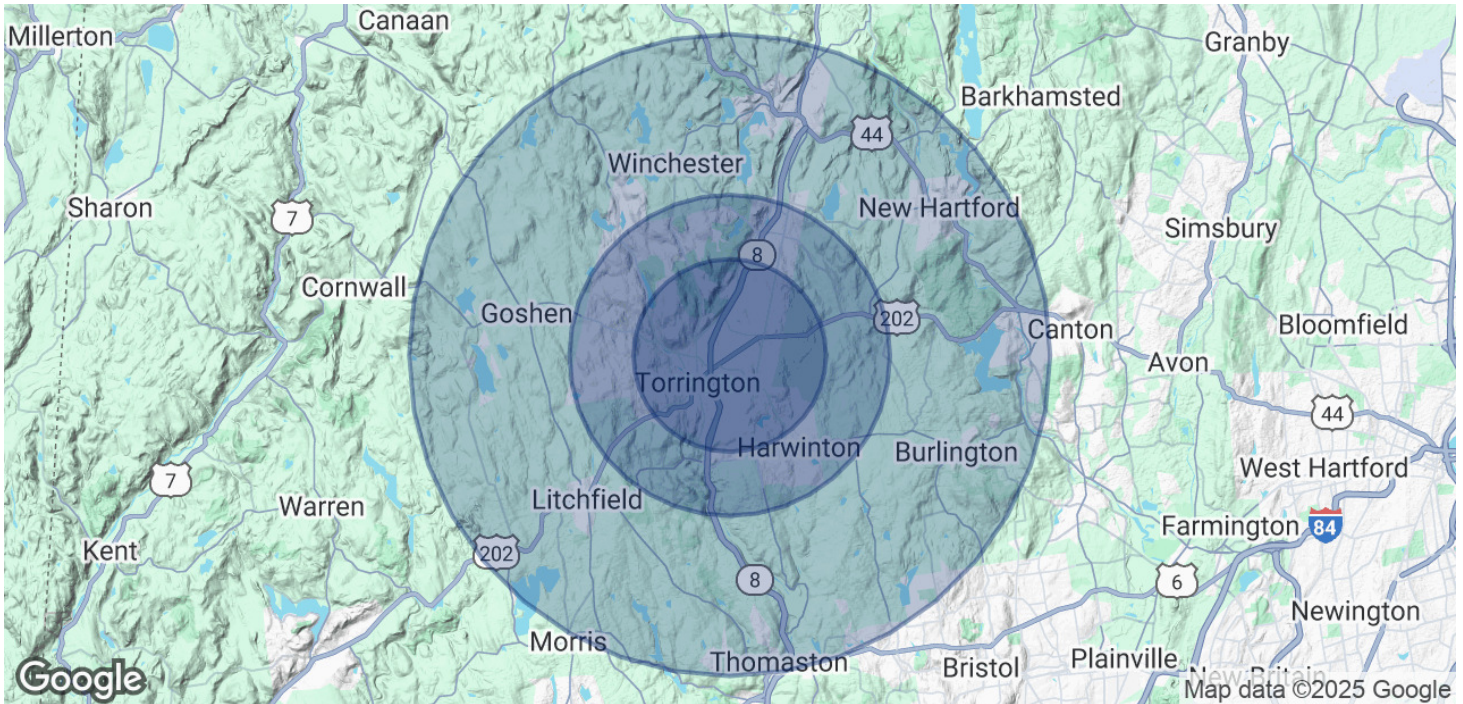
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	33,646	43,524	99,560
Average Age	44	45	45
Average Age (Male)	43	43	44
Average Age (Female)	45	46	46

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,925	18,901	41,778
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$91,981	\$102,050	\$127,260
Average House Value	\$250,790	\$279,655	\$370,104

Demographics data derived from AlphaMap

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