



**National Commercial Brokers, Inc.**

Retail & Restaurant Real Estate Advisors

## **BERKSHIRE BANK ASSETS FOR SALE MAIN ST. WILLIMANTIC, CT**



### **789-803 Main St.**

- Existing, 100% owner-occupied office building located in Willimantic, Windham County, CT, containing approximately 25,076 square feet of office space and street level retail space.
- The site consists of 25,076 square feet.
- Plentiful on-site surface parking at rear of site, with access from Meadow Street.

### **767,769, 779 Main St.**

- Existing theater/meeting place property in Willimantic, Windham County, CT, constructed in 1972 and containing approximately 6,264 SF of gross leasable area.
- The site consists of 6,264 square feet.
- The property is occupied by a not-for-profit theater organization which pays below-market rent.
- The theater building can be sold separately from the office building.

### **CONTACT US**

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## 789-803 Main St.

- **Stories:**  
789 Main St.: 2  
803 Main St.: 3
- **Total Rentable Area:**  
789 Main St.: 8,480 SF  
803 Main St.: 16,596 SF  
Total: 25,076 SF
- **Year Built:**  
789 Main St.: 1930  
803 Main St.: 1920
- **Primary Street Frontage:**  
Main St.: 106'
- **Secondary Street Frontage:**  
Bank St.: 319'
- **Utilities Service Provider:**  
Municipal Water & Sewer
- **Municipal Electricity:**  
Eversource
- **Natural Gas:** Eversource
- **Zoning:** B1, Business
- **Foundation:** Masonry
- **Structural Frame:** Wood
- **Exterior Walls:** Brick
- **Elevators:** Yes
- **Sprinklers:** No

## 767,769, 779 Main St.

- **Stories:** 1
- **Total Rentable Area:** 6,264 SF
- **Year Built:** 1972
- **Primary Street Frontage:** 105' Main St.
- **Secondary Street Frontage:** Meadow St.: 153'
- **Utilities Service Provider:** Municipal Water & Sewer
- **Municipal Electricity:** Eversource
- **Natural Gas:** Eversource
- **Zoning:** B1, Business
- **Foundation:** Masonry

|      | POP    | DAY POP | MHHI     |
|------|--------|---------|----------|
| 1 mi | 14,074 | 4,879   | \$59,541 |
| 3 mi | 26,370 | 10,147  | \$57,440 |
| 5 mi | 35,258 | 12,747  | \$68,023 |
| 7 mi | 57,719 | 20,076  | \$77,390 |



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