



NNN INVESTMENT OPPORTUNITY



FOR SALE

892-900 FARMINGTON AVE, BERLIN, CT 06037

12,919± SF & 8,200± SF – 100% NNN LEASED w/ 3 TENANTS

\$2,685,000 | NOI \$218,100 | 8.12% CAP

HIGHLIGHTS

- Turn Key Investment
 - ✓ New Roofs & HVAC
 - ✓ 100% Leased – Long-term NNN
 - ✓ Tenants: Dollar General, Cyclone Home Systems, Lava Salon
- Street level retail
- 73 parking spaces
- 5/1000 parking ratio
- 294' frontage with 2 curb cuts
- Rt. 9, Rt. 5 & Rt. 372 Access
- Many area amenities

CONTACT

Luke Massirio

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Jay Morris (860) 721-0033



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2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: Jay L. Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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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892-900 Farmington Ave, Berlin, CT 06037

12,919± SF & 8,200± SF

BLDG 900:

Dollar General & Lava Salon

BUILDING INFORMATION:

GROSS BLD. AREA 12,919± SF

AVAILABLE AREA 100% Occupied

LOADING DOCKS 1 dock

CONSTRUCTION Brick/Masonry

ROOF TYPE Flat Rubber

YEAR BUILT 1962

BDLG 892:

Cyclone Home Systems

BUILDING INFORMATION:

GROSS BLD. AREA 8,288± SF

AVAILABLE AREA 100% Occupied

LOADING DOCKS 1 dock

CONSTRUCTION Brick/Masonry

ROOF TYPE Gable, Asphalt

YEAR BUILT 1999

SITE INFORMATION:

SITE AREA 2.07 Acres

ZONING CCD-2

PARKING 73 Spaces, 5/1000 ratio

SIGNAGE On-Building and Pylon

VISIBILITY Excellent

FRONTAGE 294'

HWY ACCESS Rt. 9, Rt. 5, Rt. 372

TRAFFIC COUNT 13,316± ADT

MECHANICAL EQUIPMENT:

AIR CONDITIONING Central Air

TYPE OF HEAT Gas, Forced Air

SPRINKLERED No

TAXES:

ASSESSMENT \$1,316,000

MILL RATE 30.21

TAXES \$39,756

UTILITIES:

SEWER/WATER City

GAS Yes



STEEL CENTER | 2026 Completion



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