



**Drubner Commercial**  
Real Estate Services

530 Middlebury Rd. 211B  
Middlebury, CT 06762  
Office 203.753.4116  
Fax 203.578.3003



NAME OF BUILDING OR SITE Gallery Cinemas

TOWN Colchester ST. & NO. 396 Old Hartford Road ZIP 06415

DESCRIPTION \*Confidential Listing\* For Sale 19,742 SF Building - 6 Plex , 820 seat Theater built in 1999  
on 10.88 acres.

WILL DIVIDE No PRESENT USES Theater POTENTIAL USES \_\_\_\_\_

#### BUILDING

FLOORS 1  
SF Ceiling  
1st fl. 19,742  
2nd fl. \_\_\_\_\_  
3rd fl. \_\_\_\_\_  
Other \_\_\_\_\_  
Office SF \_\_\_\_\_  
Total SF avail. 19,742  
Total SF bldg. \_\_\_\_\_  
Type Const. \_\_\_\_\_  
Column spacing \_\_\_\_\_  
Yr. built 1999  
No. O/H doors \_\_\_\_\_  
Truck docks \_\_\_\_\_  
Parking \_\_\_\_\_  
Expansion \_\_\_\_\_

#### MECHANICAL EQUIPMENT

Heat Type Forced Air  
Elev. \_\_\_\_\_  
A/C Office X  
plant \_\_\_\_\_  
Sprinkler X  
Roof Type Rubber  
Year 1999  
Other \_\_\_\_\_

#### UTILITIES

Water: Municipal X Well \_\_\_\_\_  
Electric: Amp. \_\_\_\_\_ Phase \_\_\_\_\_  
Gas: X  
Sewer: Sanitary X Septic \_\_\_\_\_

#### LAND

Acres 10.88  
Zoning Com  
Condition of Site (%)  
Level X  
Slope \_\_\_\_\_  
Wet \_\_\_\_\_  
Dry \_\_\_\_\_

#### TERMS

**Sale Price** \$3 million

#### Tenant Pays:

Insurance \_\_\_\_\_  
Heat \_\_\_\_\_  
Water \_\_\_\_\_  
A/C \_\_\_\_\_  
Electric \_\_\_\_\_  
Taxes \_\_\_\_\_

#### ASSESSMENT:

Land: \_\_\_\_\_  
Improvements: \_\_\_\_\_  
Total: \$2,345,429  
  
Mill Rate: 32.37  
Taxes: \$75,921

**REMARKS:** For Sale Business / Property  
Ticket sales / concessions -  
(estimate) \$1,200,000  
Parking lot recently paved

#### TRANSPORTATION

Highway Visibility \_\_\_\_\_  
Interstate Highway \_\_\_\_\_  
Exit \_\_\_\_\_  
State Rt. \_\_\_\_\_  
RR Siding \_\_\_\_\_

5/27/2020

**AGENT:** **JOHN FAMIGLIETTI**

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