SALES PRICE - $218 (4,786 sf) to $285 (510 sf) per Square Foot of Building
174 EAST STREET, PLAINVILLE, CT
16,136 SQUARE FEET OF BUILDING
BEST OFFERS WELCOME…

PYRAMID Real Estate Group

FOR SALE and FOR LEASE - PREM

Property is planned for a planned unit development delivering legally separate units.

GROSS BUILDING AREA: 2,650 sf x $ psf = $OFF-MARKET + Lease Premium – Lease to Pharmacy

GROSS BUILDING AREA: 510 sf x $285 per square foot = $145,000

GROSS BUILDING AREA: 1,050 sf x $235 per square foot = $247,000

GROSS BUILDING AREA: 4,786 sf x $218 per square foot = $1,044,000

GROSS BUILDING AREA: 7,140 sf x $ per square foot = $OFF-MARKET

GROSS BUILDING AREA: 16,136 sf

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BUILDING INFORMATION

Gross Building Area: 16,136 square feet

Available Square Footage: 8,996 square feet

Occupied: 2,650 square feet

Attorney Contract Commitments – 7,140 square feet

Vacancy and Free of Commitments – 6,346 square feet

Number of Floors – 1

Loading Docks – None

Roof Type – Flat Rubber and Composite Roof

Year Built/Renovated – 1966; 2024-2025

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MECHNANICAL EQUIPMENT

AIR CONDITIONING: Central air in good overall condition

HEAT: Gas hot air

SPRINKLERED: None

ELECTRIC POWER: Separately metered; Ample power

SITE INFORMATION

SITE AREA: 2.0-acres

ZONING:

PARKING AREA: 72 parking spaces or 4.46 parking spaces per 1,000 square feet

SIGNAGE: On roof, on pole sign

VISIBILITY: Good

FRONTAGE: 200 feet of frontage on East Street

HIGHWAY ACCESS: i-84

TRAFFIC COUNT: 10,000 Vehicles per day ADT

UTILITIES

SEWER AND WATER (VERIFY WATER)

GAS: Yes

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REAL ESTATE TAXES

Market Price: $1,433,700

Assessment: $1,003,590

Mil Rate: 33.00

Real Estate Taxes: $32,757.47

Real Estate Tax Per Square Foot: $2.03

OTHER TENANTS

Pharmacy

AREA DEVELOPMENT

Mixed-use

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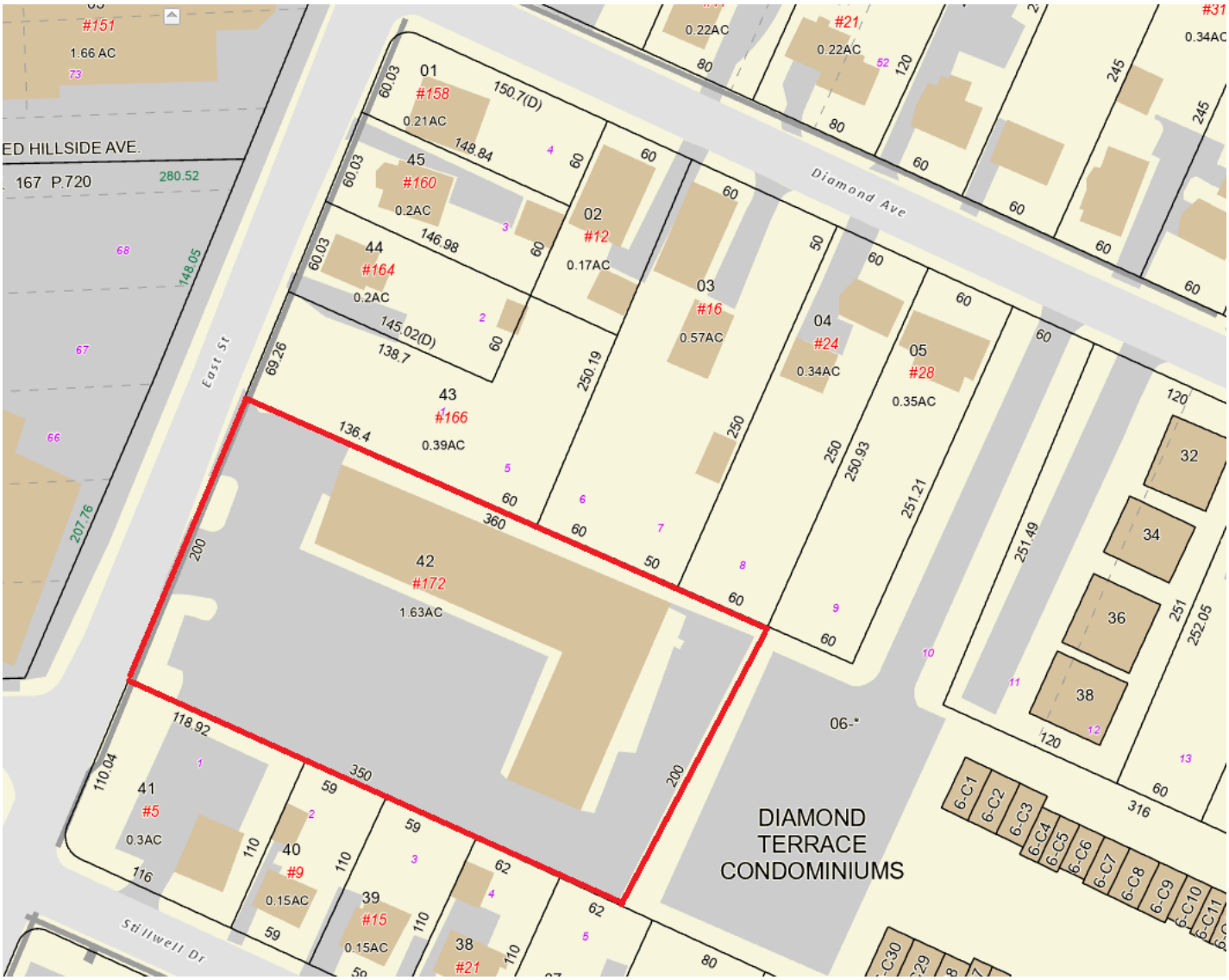

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