

117 RT 66 EAST

Columbia, CT

Mixed-Use Investment Opportunity | 3,968± SF | Built 2016

Exclusively Offered By | Reese & Company Real Estate, LLC

PROPERTY OVERVIEW

Reese & Company Real Estate, LLC is pleased to exclusively offer this 3,968± SF mixed-use asset located at 117 RT 66 East, Columbia, CT. Constructed in 2016, this colonial style two-building property features a stabilized long-term tenant base and future value-add upside — making it an exceptional opportunity for either the owner/user or the commercial investor.

The property comprises two (2) separate but architecturally identical buildings connected by a distinctive natural stone retaining wall. Ground-floor suite features drive-in garage bay access, ideal for trades professionals — electricians, plumbers, HVAC contractors - requiring vehicle storage, workshop, or staging space alongside dedicated office and client-meeting areas. Second-floor suites offer professional office and residential use. The variety of space can create a true live-work environment for the right owner/user.

The buildings enjoy a highly visible elevated position on the RT 66 East corridor, supported by a prominent multi-tenant monument sign and building façade signage. The property is positioned approximately one mile from the RT 6 / RT 66 interchange and within two miles of Willimantic’s restaurants, shops, and municipal services. Ample on-grade and upper-level parking serves both the ground-floor and second-floor tenants. The site boasts of open landscaped areas providing a serene environment for both businesses and residents alike.

PROPERTY HIGHLIGHTS AT A GLANCE

Property Address	117 RT 66 East, Columbia, CT
Property Type	Mixed-Use — Office / Retail / Residential
Total Building SF	3,968± SF (two buildings)
Year Built	2016
Tenancy	Multi-tenant — long-term occupancy
Ground Floor	Drive-in garage bay + retail / office suites
Second Floor	Professional office + residential unit(s)
Parking	Ample — on-grade and upper-level
Signage	Monument sign + façade signage on RT 66 East
Location	1 mi to RT 6 / RT 66 interchange 2 mi to Willimantic
Ideal Buyer	Owner/user, trades professional, or commercial investor

INVESTMENT HIGHLIGHTS

- **Stabilized Cash Flow:** Long-term tenants provide reliable income from day one, with minimal re-leasing risk.
- **Embedded Rent Growth:** Current rents offer near-term upside at lease renewal with no capital required.
- **Modern Construction:** 2016 build means lower deferred maintenance, current building systems, and strong curb appeal relative to older competing inventory.
- **Value-Add Conversion Potential:** The 625± SF drive-in garage bay offers future conversion optionality to additional office, retail, or specialty use (subject to local approvals).
- **Owner/User Flexibility:** Occupy one suite for your business or residence while the remaining tenants service the debt — an ideal live-work or work-from-property arrangement.
- **High Visibility Location:** Prominent RT 66 East frontage with monument sign and façade signage ensures strong daily traffic exposure for all tenant businesses.
- **Exceptional Accessibility:** One mile to the RT 6 / RT 66 interchange; two miles to the full amenity base in Willimantic.
- **Distinctive Campus Setting:** Natural stone wall, professional landscaping, and outdoor gathering areas create a memorable property identity.
- **Ample, Segregated Parking:** Dedicated on-grade parking for ground-floor tenants/guests and upper-level parking for office and residential occupants.

For additional information:

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The information contained herein has been obtained from sources deemed reliable but is not guaranteed. All square footages, dimensions, and financial figures are approximate and subject to verification. Prospective purchasers are encouraged to conduct their own independent due diligence.