

For Sale

Truck Repair And Service Center

10,000 SF

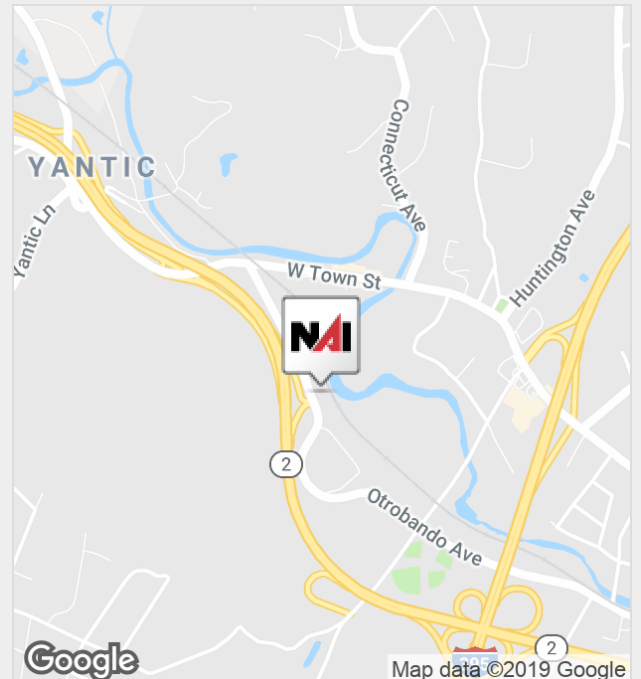


## 267 Otrobando Ave

267 Otrobando Ave, Norwich, Connecticut 06330

### Property Features

- Complete 10,000 SF Truck Repair Shop and Tire Facility For Lease and For Sale
- Great Location Just Off Routes 2 & 32 at Exit 27
- 1 Mile to the I-395 Interchange
- Fully Equipped for Truck and Tractor Trailer Storage and Repair
- Large Paved Parking Lot Featuring an Above Ground Fuel Island
- Ready for Business with Office Space and Showroom



**Sale Price: \$1,700,000**

For more information:

**Hugh Schnip**

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NAI Elite, LLC

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## Property Details

<b>Total Building Sq Ft</b>	10,000 SF	<b>Dock, Drive-In &amp; Rail Access</b>	Dock and 4 Drive-in Bays
<b>Lot Size:</b>	1.6 Acres	<b>Electric Service</b>	Northwest Public Utilities
<b>Max Contiguous / Min Sub Divide</b>	8000	<b>Phone / Data Service</b>	Yes
<b>Number Of Units</b>	1	<b>Back-Up Power Supply</b>	No
<b>Rentable / Useable Sq Ft Ratio</b>	5,000 - 10,000 SF	<b>HVAC</b>	Office area
<b>Additional Buildings</b>	0	<b>Type Of Heat</b>	Gas
<b>Frontage</b>	370	<b>Natural Gas / Propane / Oil</b>	Natural Gas
<b>Parking</b>	50	<b>City Water / Well</b>	City Water
<b>Number Of Floors</b>	2	<b>Sewer / Septic</b>	Septic
<b>Year Built:</b>	1985	<b>Sprinkler System</b>	No
<b>Ceiling Height</b>	9 - 18 ft	<b>Fire Prevention, Security Alarm Y Life Safety</b>	Yes
<b>Ceiling Type</b>	Acoustical	<b>Environmental Assessment</b>	No
<b>Restrooms</b>	Yes	<b>Zoning</b>	GC
<b>Lighting</b>	Yes	<b>Assessment</b>	\$463,200
<b>Construction</b>	Metal Building and clear span truss.	<b>Mill Rate</b>	43.0
<b>Framing</b>	Steel	<b>Estimated Taxes Per Sq Ft</b>	\$1.80
<b>Roof Type</b>	Steel	<b>Estimated Insurance Per Sq Ft</b>	-
<b>Column Spacing</b>	Clearspan	<b>Estimated CAM Per Sq Ft</b>	-
<b>Elevator</b>	-	<b>Access / Visibility</b>	Excellent
<b>Basement</b>	No	<b>Location Setting</b>	Business Area
<b>Storage</b>	Yes	<b>Traffic Count</b>	40000
		<b>Signage</b>	Facade

## Demographics

**1 Mile      5 Miles      10 Miles**

<b>Total Households:</b>	655	23,528	46,475
<b>Total Population:</b>	1,527	58,220	119,667
<b>Average HH Income:</b>	\$85,729	\$67,775	\$75,960

## Property Highlights

- Complete 10,000 SF Truck Repair Shop and Tire Facility For Lease and For Sale
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