

HIGGANUM, CT

66 Killingworth Road

FOR SALE - \$1.2 MILLION



11,200 S.F. COMMERCIAL BUILDING. CAN BE USED AS IS OR INDUSTRIAL.

FRONT HALF FEATURES:

- 3,200 s.f. currently rented by a local Fitness Center
- Rent is \$3,200 a month
- Lease ends November 2024, but tenant is renewing
- Fitness Center also has full kitchen and 2 bathrooms

REAR HALF FEATURES:

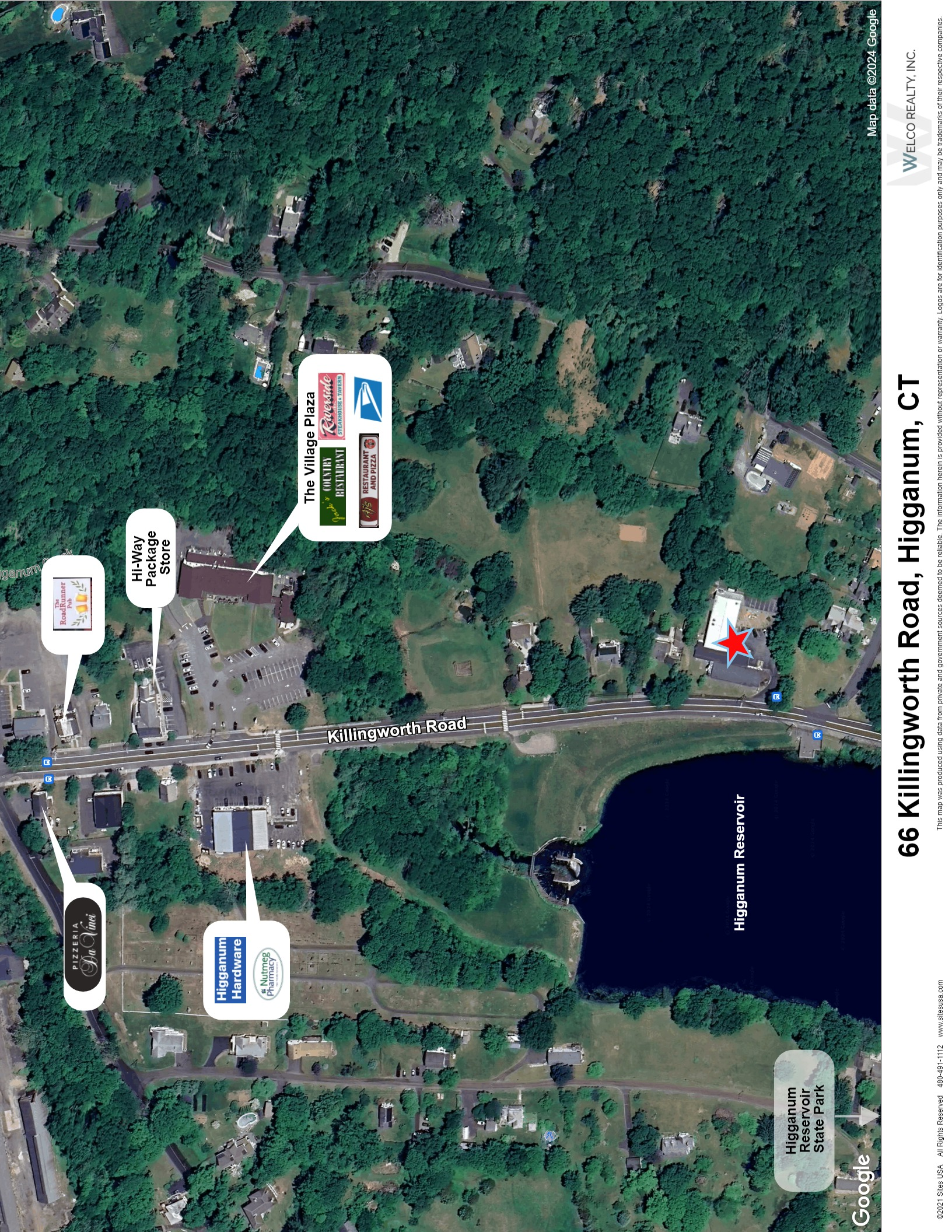
- 8,000 +/- s.f.
- Steel building with two roll up garage doors, loading dock and 20 ft ceilings.
- Rented by bar (being sold as part of the deal)
- Food is provided by very popular brand and pays a % of sales as rent to bar
- Directly across from beautiful reservoir with water views
- 32 parking spaces
- 2 plus acres

Link to Youtube promo video: <https://www.youtube.com/shorts/iJ6YquSuKAo>



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The RoadRunner Pub

Hi-Way Package Store

PIZZERIA DuQoiné

Higganum Hardware
Nutmeg Pharmacy

The Village Plaza
COUNTRY RESTAURANT
Riverside STEAKHOUSE & BAR
RESTAURANT AND PIZZA

Higganum Reservoir State Park

Killingworth Road

Higganum Reservoir

Google

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66 Killingworth Road, Higganum, CT

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