

# FOR SALE OR LEASE | 7,469± SF OFFICE / RETAIL BUILDING PRIME OFFICE/RETAIL LOCATION IN DOWNTOWN WILLIMANTIC

757 Main Street, Willimantic, CT 06226

SALE PRICE: CALL FOR DETAILS | LEASE RATE: \$9/SF NNN

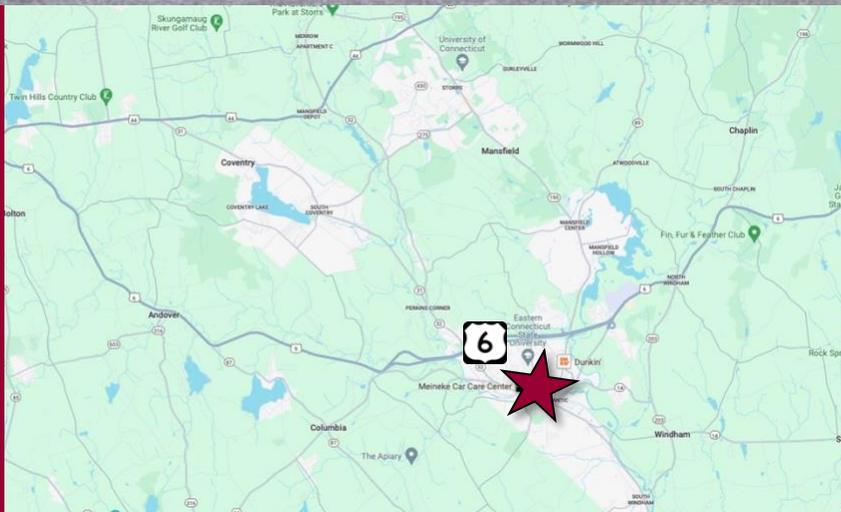


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Commercial Firms in U.S.



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## Property Highlights

- 7,469± SF Office/Retail
- Subdividable to 2,163± SF
- 1 Story
- 0.24 Acre
- Parking:
  - On-Street
  - Municipal Lots
- Signage: On-Building
- Zoning: B1
- Traffic: 12,500 ADT
- Route 6 & Route 66

For more information contact: Kyleigh Caron | 860.761.6004 | [kcaron@orlcommercial.com](mailto:kcaron@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882  
Broker of Record: Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

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## BUILDING INFORMATION

GROSS BLD. AREA 7,469± SF  
AVAILABLE AREA 7,469± SF  
MAX CONTIGUOUS AREA 7,469± SF  
WILL SUBDIVIDE TO 2,163± SF  
NUMBER OF FLOORS 2  
FLOOR PLATE 1<sup>st</sup> Fl: 7,469± SF 2<sup>nd</sup> Fl: 2,100± SF  
BASEMENT 5,369± SF  
CONSTRUCTION Brick / Masonry  
ROOF TYPE Flat, Tar & Gravel  
YEAR BUILT 1930

## MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT Oil, Warm Air  
SPRINKLERED TBD  
ELECTRIC SERVICE TBD

## TAXES

ASSESSMENT \$242,230  
MILL RATE 47.40  
TAXES \$11,482

## SITE INFORMATION

SITE AREA 0.24 Acre  
ZONING B1  
PARKING Municipal Lots / Street  
SIGNAGE On-Building  
VISIBILITY Excellent  
FRONTAGE 66'  
HWY.ACCESS Route 6  
TRAFFIC COUNT 12,500 ADT

## UTILITIES

SEWER Public  
WATER Public  
GAS No

## EXPENSES

RE TAXES  Tenant  Landlord  
UTILITIES  Tenant  Landlord  
INSURANCE  Tenant  Landlord  
MAINTENANCE  Tenant  Landlord  
JANITORIAL  Tenant  Landlord

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- Many area amenities
  - Shopping
  - Banking
  - Dining



**AREA RETAIL** Wal-Mart, Aldi, Harbor Freight, Home Depot, Starbucks, Big Y, Kohls, Staples, & more.

**COMMENTS** Space can be subdivided to 2,163 SF at a Modified Gross Lease Rate

**DIRECTIONS** Route 6 to Route 66. Property will be on the left.



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Main Level: 7,469± SF



2<sup>nd</sup> Floor: 2,100± SF



Basement: 5,369± SF



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