

FOR SALE | 3,744± SF DENTAL/MEDICAL OFFICE BUILDING PERFECT FOR OWNER/USER | EQUIPMENT ALSO FOR SALE

107 Main Street, Hebron, CT 06248

SALE PRICE: \$499,000

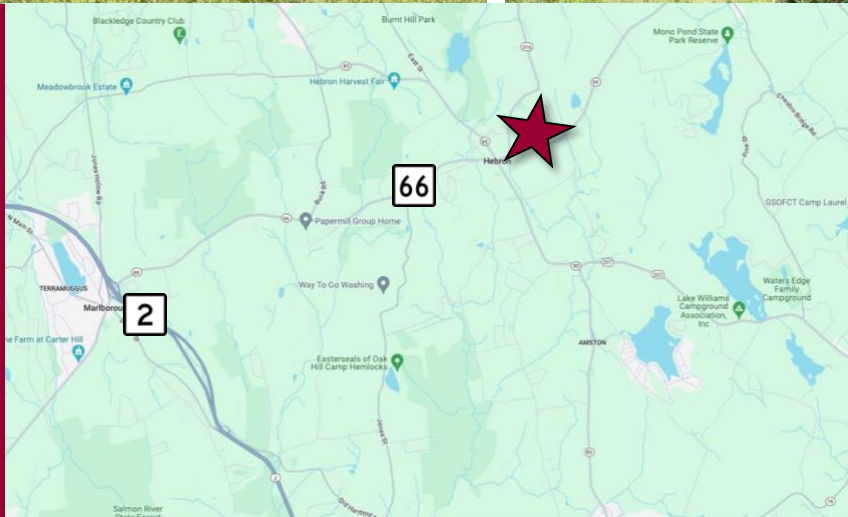


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 3,744± SF Building
- 1 Story
- 0.88 Acre
- Parking: 20 Spaces
- Parking Ratio: 5.31/1000
- Signage: Monument
- Traffic: 8,700 ADT
- Zoning: MS
- Route 2, Exit 13
- Many area amenities

For more information contact: Kyleigh Caron | 860.761.6004 | kcaron@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | 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 | License: REB.0755257

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BUILDING INFORMATION

GROSS BLD. AREA 3,744± SF
 AVAILABLE AREA 3,744± SF
 NUMBER OF FLOORS 1
 CONSTRUCTION Wood Frame
 ROOF TYPE Gable, Asphalt
 YEAR BUILT 1970

SITE INFORMATION

SITE AREA 0.88 Acre
 ZONING MS
 PARKING 20 Spaces | 5.31/1000
 SIGNAGE Monument
 VISIBILITY Excellent
 HWY.ACCESS Route 2, Exit 13
 TRAFFIC COUNT 8,700 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
 TYPE OF HEAT Electric Baseboard
 SPRINKLERED No

UTILITIES

SEWER Public
 WATER Public
 GAS No

OTHER TENANTS Northeast CT Dental

TAXES

ASSESSMENT \$318,710
 MILL RATE 31.70
 TAXES \$10,103

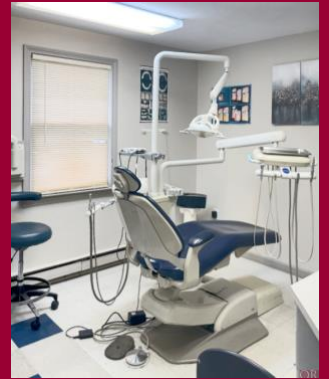
AREA RETAIL CVS, Dunkin', IGA

COMMENTS 1,500 SF Occupied (Tenant will sign 3 year lease for new buyer) and 2,000 SF Vacant

DIRECTIONS Route 2, Exit 13. Left onto Hebron Rd (Rt 66). Property is 6 miles on the left.

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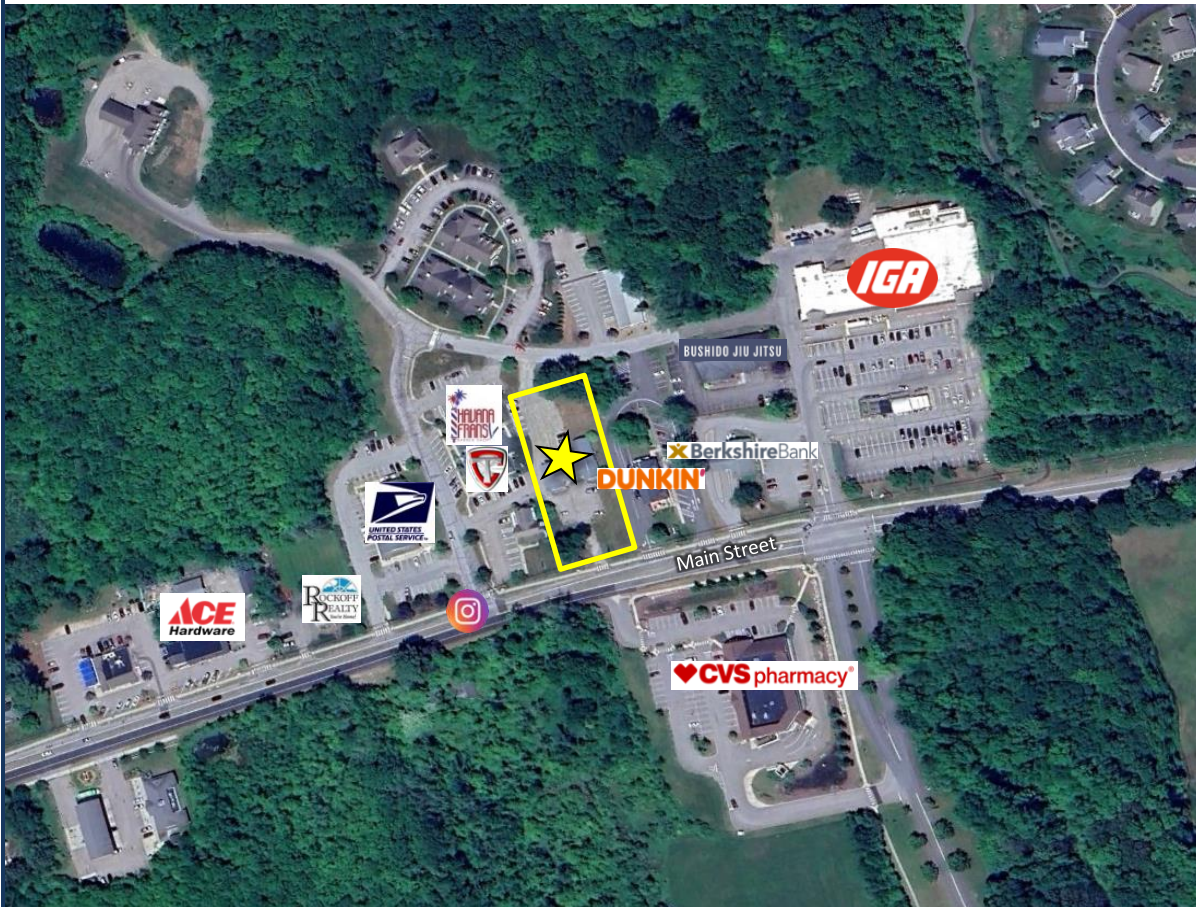
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 - Shopping
 - Banking
 - Dining



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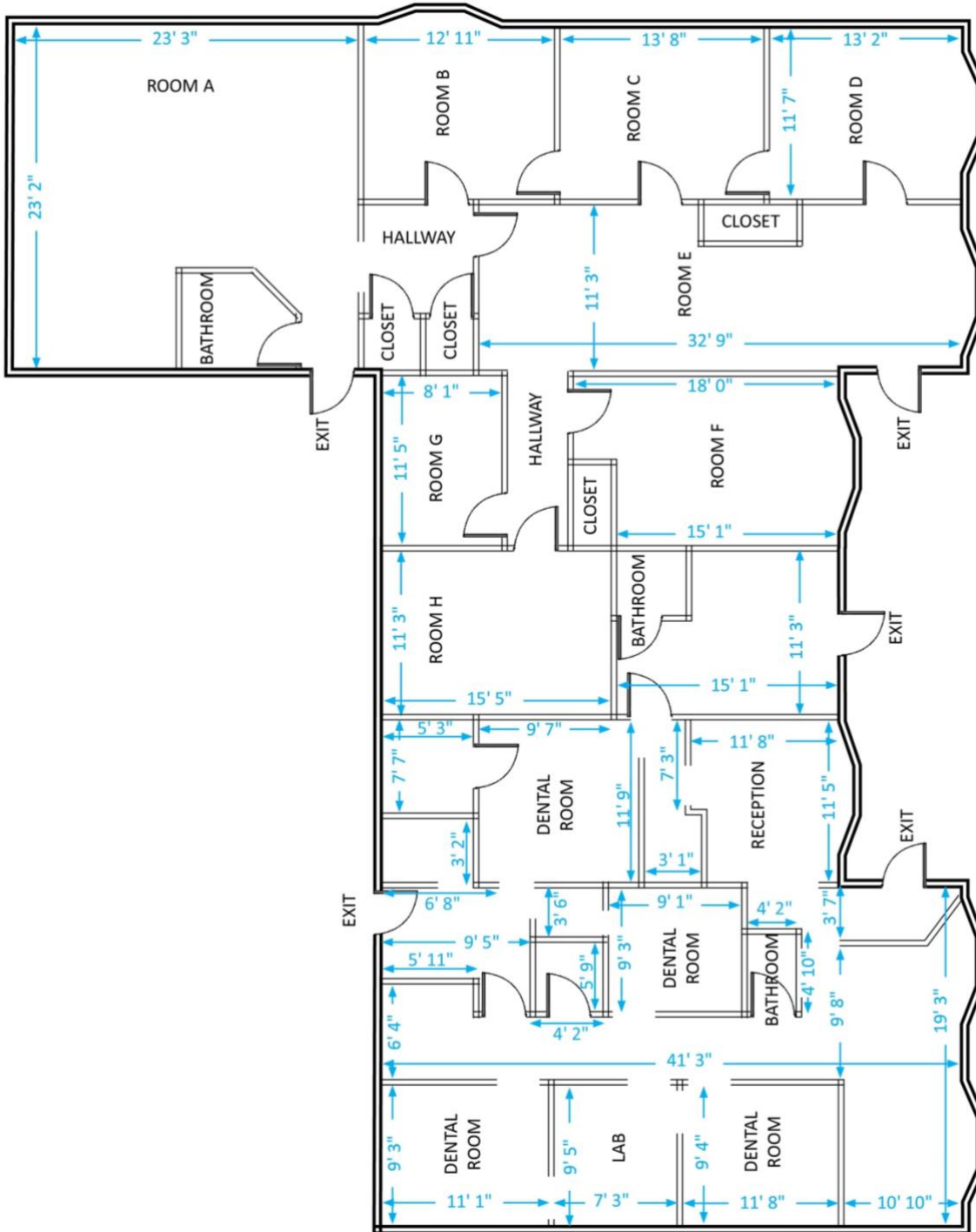


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Floor Plan



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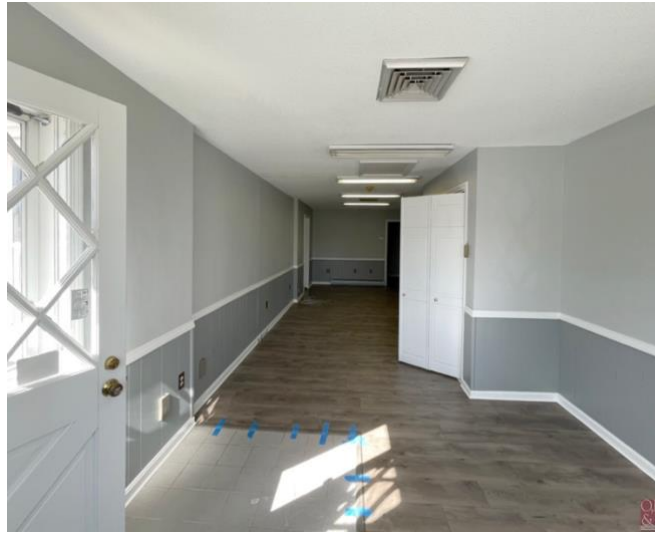
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