

FOR SALE & LEASE | TWO OFFICE/RETAIL CONDOS

60: 1,960± SF 1-STORY CONDO | 62: 2,472± SF 2-STORY CONDO

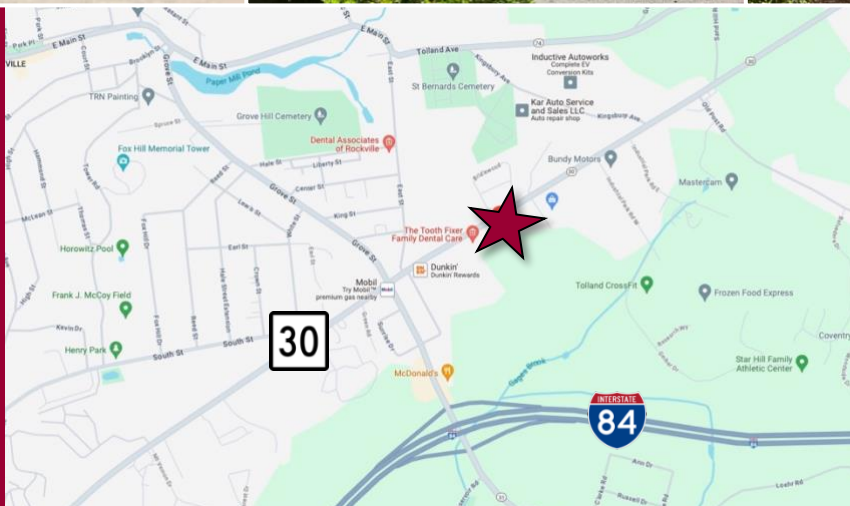
60-62 Hyde Avenue, Vernon, CT 06066

SALE PRICE: \$890,000 (Both Condos) | LEASE RATE: \$21/SF PLUS UTILITIES & JANITORIAL (60) *Ranked in Top 50 Commercial Firms in U.S.*



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Property Highlights

- 2 Condos
 - 60: 1,960± SF 1-Story
 - Sale & Lease
 - 62: 2,472± SF 2-Story
 - Sale
- 0.90 Acre
- Parking: 4/1000
- Signage: On-Building/Pylon
- Visibility: Excellent
- Zoning: Industrial
- I-84, Exit 67

For more information contact: Thomas Wilks | 860.761.6018 | twilks@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

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION	60 Hyde	62 Hyde
GROSS BLD. AREA	4,432± SF	3,817± SF
AVAILABLE AREA	1,960± SF	2,472± SF
NUMBER OF FLOORS	1	2
CONSTRUCTION	Masonry	Masonry
ROOF TYPE	Asphalt Shingle	Asphalt Shingle
YEAR BUILT	2000	1959
RENOVATED	2005	2005

SITE INFORMATION	60 Hyde
SITE AREA	0.90± Acre
ZONING	Industrial
PARKING	4/1000
SIGNAGE	On-Building / Pylon
VISIBILITY	Excellent
FRONTAGE	190'
HWY.ACCESS	I-84, Exit 67

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- I-84, Exit 67
- Many area amenities
 - Shopping
 - Banking
 - Dining

MECHANICAL EQUIPMENT

	60 Hyde	62 Hyde
AIR CONDITIONING	Central Air	Central Air
TYPE OF HEAT	Hot Water	Hot Water
SPRINKLERED	100%	TBD
ELECTRIC SERVICE	TBD	200 amp
ELEVATOR(S)	None	None

UTILITIES

SEWER	Public
WATER	Public
GAS	No

TAXES

ASSESSMENT	\$255,950	\$228,420
MILL RATE	33.39	33.39
TAXES	\$8,546	\$7,627

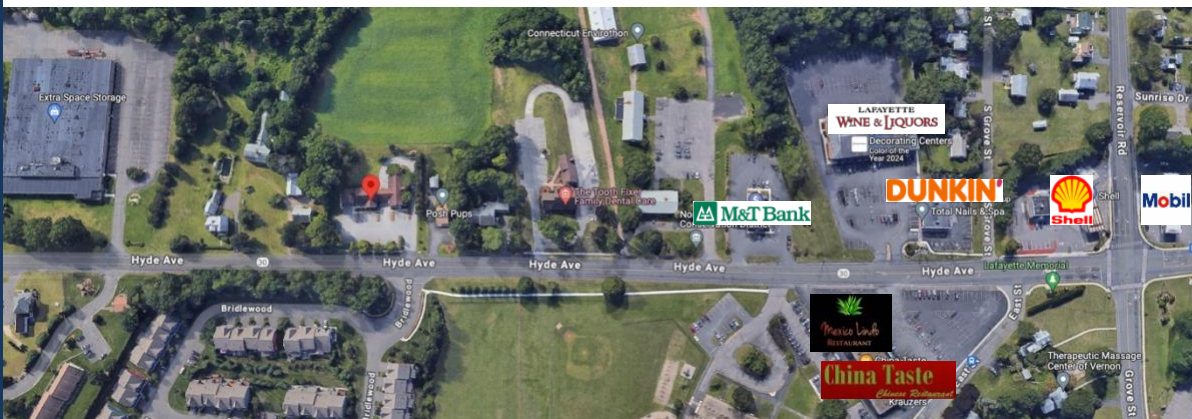
60 HYDE EXPENSES

RE TAXES	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
INSURANCE	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
MAINTENANCE	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord

AREA RETAIL China Taste, Extra Space Storage, M&T Bank, Dunkin', Mobil, McDonalds, Burger King, Subway, Lafayette Wine & Liquors, Total Nails & Spa, Shell, Mexico Lindo, Beni's

COMMENTS Located minutes from I-84, Downtown Rockville, and Tolland. **Sale price includes both condos. Only 60 Hyde Ave is available for Lease**

DIRECTIONS I-84, Exit 67. Left onto Reservoir Rd. Right onto Hyde Ave (Route 30). Property is on the Right.



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FIND US ON



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