

FOR SALE | 8,213± SF CHURCH BUILDING

8.50 ACRES IN R-40 ZONE

7 Wescott Road, Simsbury, CT 06070

SALE PRICE: \$865,000



Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 8,213± SF Building
- Single Story
- 8.50 Acres
- Signage: Monument
- Parking: 51 Spaces
- Visibility: Minimal
- Frontage: 426'
- Zoning: R-40
- Traffic: 8,000 ADT
- I-91, Exit 37
- Many area amenities

For more information contact: Robert Gaucher | 860.761.6007 | bgaucher@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

GROSS BLD. AREA	8,213± SF
AVAILABLE AREA	8,213± SF
NUMBER OF FLOORS	1
CONSTRUCTION	Wood Frame
ROOF TYPE	Gable, Asphalt Shingle (new 2023)
YEAR BUILT	1970

SITE INFORMATION

SITE AREA	8.50± Acres
ZONING	R-40
PARKING	51 Spaces
SIGNAGE	Monument
VISIBILITY	Minimal
FRONTAGE	425.66'
HWY.ACCESS	I-91, Exit 37
TRAFFIC COUNT	8,000 ADT on Rt 10/202

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Oil, Forced Hot Air
SPRINKLERED	None
ELECTRIC SERVICE	600 Amp, 240 Volt

UTILITIES

SEWER	Septic
WATER	Well
GAS	No

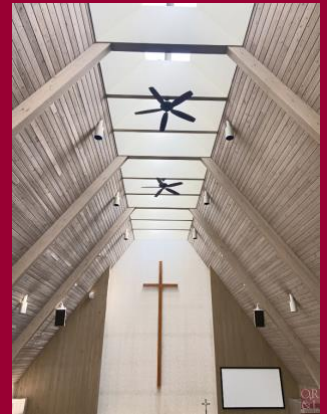
COMMENTS Former church. Perfect for a school, day care facility, or non-profit membership club.

TAXES	
ASSESSMENT	\$1,531,460
MILL RATE	33.31
TAXES	\$51,013

DIRECTIONS I-91, Exit 37. Left onto CT-305 W (Bloomfield Ave). Right onto CT-187 N. Right lane to CT-189 N towards Tariffville/Granby. Left onto Floydville Rd. Left onto Wolcott Rd. Right onto Wescott Rd. Property is on the right.

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- Many area amenities
 - Shopping
 - Banking
 - Dining



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