



FOR SALE

892-900 FARMINGTON AVE, KENSINGTON, CT 06037

14,098± SF & 8,200± SF

\$2,850,000 | NOI \$218,100 | 7.6% CAP

AGENT CONTACT

Luke Massirio

(860) 761-6016

lmassirio@orlcommercial.com



HIGHLIGHTS

- Turn Key Investment
 - ✓ New Roofs & HVAC
 - ✓ Long-term leases
- Street level retail
- 73 parking spaces
- 5/1000 parking ratio
- 294' frontage
- 2 Curb Cuts
- Rt. 9, Rt. 5 & Rt. 372 Access



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2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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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BLDG 900 – Dollar General

BUILDING INFORMATION:

GROSS BLD. AREA 14,098± SF
AVAILABLE AREA 100% Occupied
LOADING DOCKS 1 dock
CONSTRUCTION Brick/Masonry
ROOF TYPE Flat Rubber
YEAR BUILT 1962

BDLG 892 – Cyclone Home Systems

BUILDING INFORMATION:

GROSS BLD. AREA 8,288± SF
AVAILABLE AREA 100% Occupied
LOADING DOCKS 1 dock
CONSTRUCTION Brick/Masonry
ROOF TYPE Gable, Asphalt
YEAR BUILT 1999

SITE INFORMATION:

SITE AREA 2.07 Acres
ZONING CCD-2
PARKING 73 Spaces, 5/1000 ratio
SIGNAGE On-Building
VISIBILITY Excellent
FRONTAGE 294'
HWY ACCESS Rt. 9, Rt. 5, Rt. 372
TRAFFIC COUNT 13,316 ADT

MECHANICAL EQUIPMENT:

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Air
SPRINKLERED No

TAXES:

ASSESSMENT \$1,316,000
MILL RATE 30.21
TAXES \$39,756

UTILITIES:

SEWER City
WATER City
GAS Yes



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