

# FOR SALE | 2-STORY BANK / OFFICE BUILDING DOWNTOWN SOUTHTON MAIN STREET LOCATION

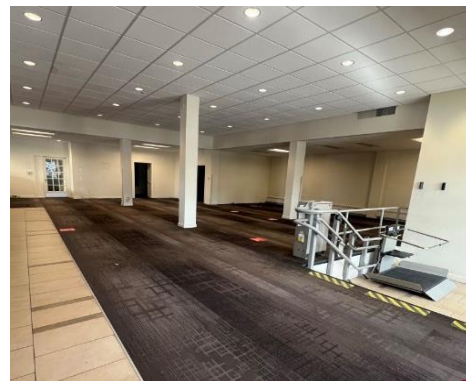
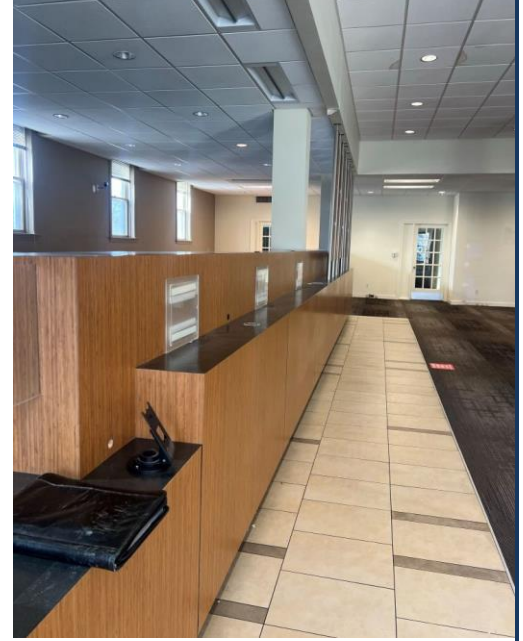
22 Main Street, Southington, CT 06489

SALE PRICE: \$749,000

OFFERS TO BE SUBMITTED TO BROKER NO LATER THAN APRIL 25, 2025 (for town review)

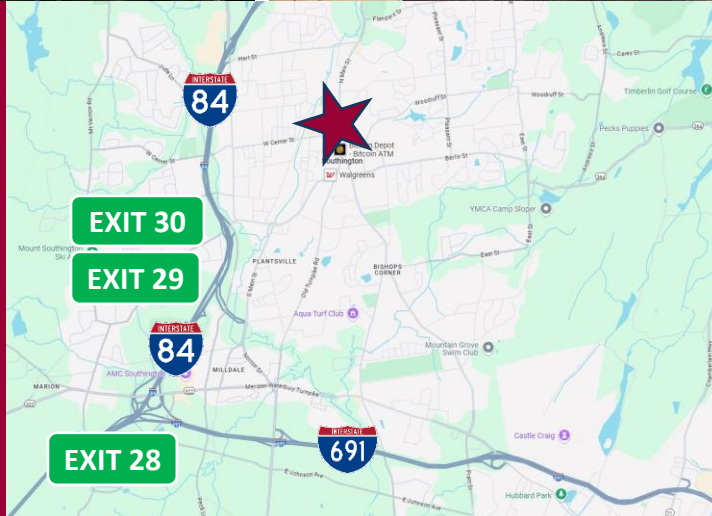


Ranked in Top 50  
Commercial Firms in U.S.



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## Property Highlights

- Main Street Location
- 2-Story Bank / Office Building For Sale
- Spacious Office Area with Central Air
- Located on 0.20± Acre
- Surrounded by Municipal Parking
- Many Restaurants, Shops, Coffee Houses, & Town Hall nearby
- **Offers to be submitted to Listing Broker no later than April 25, 2025 (for town review)**

For more information contact:

Toby Brimberg | 203-640-5575 (Cell) | 203-643-1116 (Office) | [tbrimberg@orlcommercial.com](mailto:tbrimberg@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  
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

# FOR SALE | 2-STORY BANK / OFFICE BUILDING DOWNTOWN SOUTHINGTON MAIN STREET LOCATION



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## BUILDING INFORMATION

GROSS BLDG AREA 4,550± SF Main floor  
1,872± SF Finished 2<sup>nd</sup> floor  
1,872± SF Finished lower level

NUMBER OF FLOORS 2

CONSTRUCTION Masonry

ROOF TYPE Tar & Gravel

YEAR BUILT 1900

## SITE INFORMATION

SITE AREA 0.20± acre

ZONING CB

PARKING Municipal lot adjacent to building

VISIBILITY Excellent

FRONTAGE 77 Feet on Main Street

HWY ACCESS I-84 or I-691

TRAFFIC COUNT 13,300±

## MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air

TYPE OF HEAT Gas, Forced Hot Air

## UTILITIES

SEWER Public Connected

WATER Public Connected

GAS Yes

## TAXES

ASSESSMENT \$606,860 (2020)

MILL RATE 15.72 (TBD July 2025)

TAXES \$9,539.84 (7/2024 & 1/2025)

## AREA RETAIL

Located in popular downtown Southington location amidst many restaurants, coffee houses, shops, salons, the town hall & more.

## COMMENTS

O,R&L Commercial is pleased to offer a 2-story bank / office building for Sale located in downtown Southington on Main Street. The building features 4,550± SF of spacious office area on the main floor with central air, plus 1,872± finished 2<sup>nd</sup> floor & a 1,872± SF finished lower level. Located on a 0.20± acre parcel surrounded by municipal parking.

## DIRECTIONS

I-691 to Exit 5 toward CT-322 to CT-120 / Meriden Ave to Main Street or I-84 to Exit 30 toward W. Main St / Marion Ave to Main St

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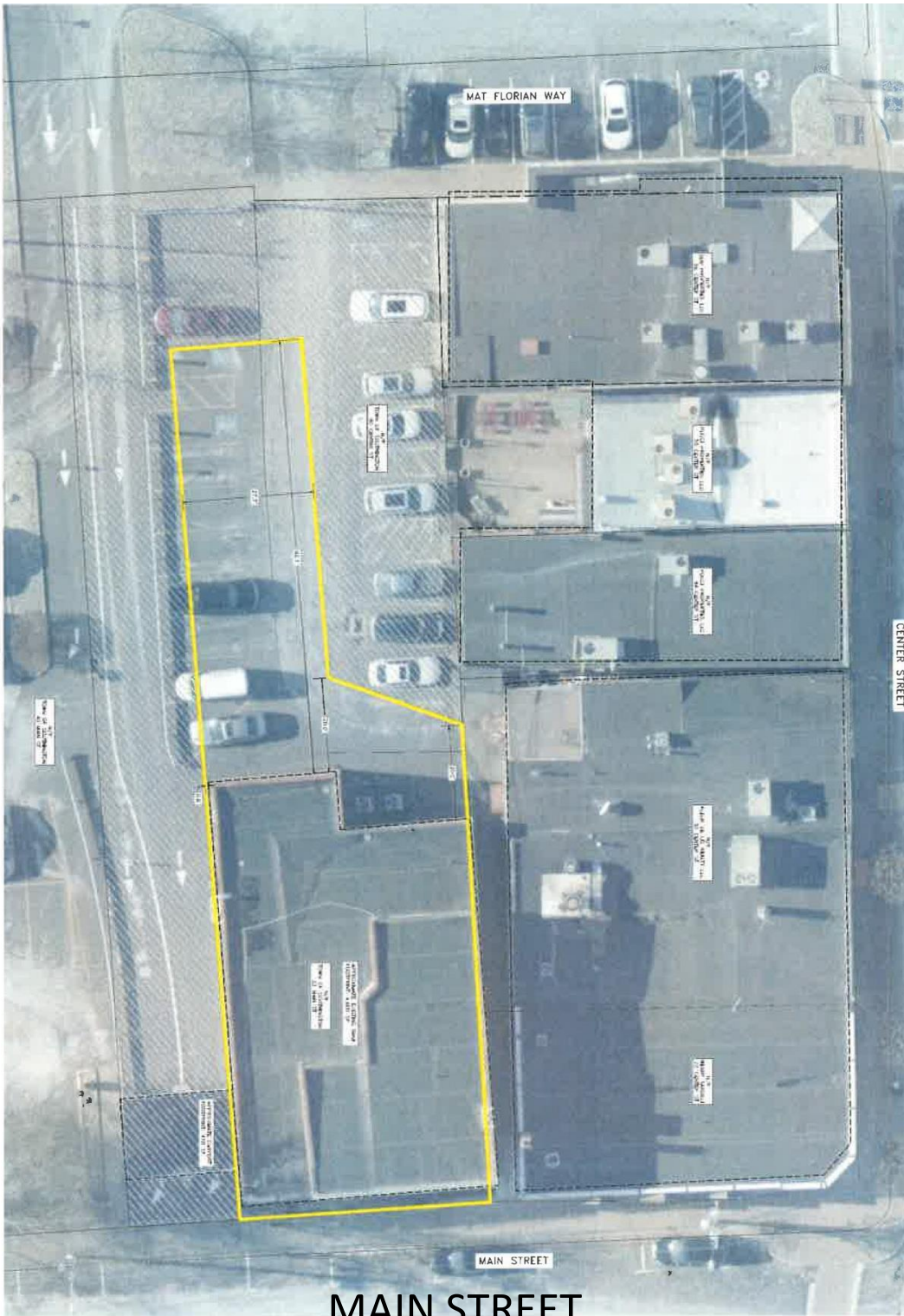
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MAIN STREET

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