

Perry Plaza – An Existing Commercial Center
 174 East Street, Plainville, CT
 16,316 Square Feet of Building

FOR SALE and FOR LEASE

174 East Street, Plainville, CT – For Sale

Property is planned for a planned unit development delivering legally separate units available for sale or held for investment as individual units or in bulk. Offers are welcome.

ESTIMATE OF SALES PRICES							Available For Users	
174 West Street, Plainville, CT Reference	Count	SF	Sales Pricing	Sales Price PSF	Occupied Square Foot	Vacancy Square Foot	Total Square Foot	
West Wing - 1 - Street West - Pharmacy	1	2,650	\$ 647,000	\$ 244.15	2,650	-	2,650	
West Wing - 2 - West NW	2	1,000	\$ 226,000	\$ 226.00	-	1,000	1,000	
West Wing - 3 - Tiny West	3	500	\$ 120,000	\$ 240.00	-	500	500	
West Wing - 4 - West NE	4	4,810	\$ 996,000	\$ 207.07	-	4,810	4,810	
East Wing - 5 - East NE	5	4,640	\$ 961,000	\$ 207.11	-	4,640	4,640	
East Wing - 6 - East NW	6	2,500	\$ 550,000	\$ 220.00	-	2,500	2,500	
Total	Subtotal	16,100	\$ 3,500,000	\$ 217.39	2,650	13,450	16,100	
West Wing - 1 - Street West - Pharmacy	7	216	\$ 50,000	\$ 231.48	-	216	216	
Total	Total	16,316	\$ 3,550,000	\$ 217.58	2,650	13,666	16,316	
Percent of Total					16.2%	83.8%	100.0%	
Bulk Estimate		16,316	\$ 3,000,000	\$ 183.87	2,650	13,666	16,316	
Percent of Total					16.2%	83.8%	100.0%	

All decisions are subject to owners discretion.

Perry Plaza – An Existing Commercial Center
 174 East Street, Plainville, CT
 16,316 Square Feet of Building

FOR SALE and FOR LEASE

174 East Street, Plainville, CT – For Sale

Property is planned for a planned unit development delivering legally separate units available for lease or lease-purchase as individual units or in bulk. Offers are welcome.

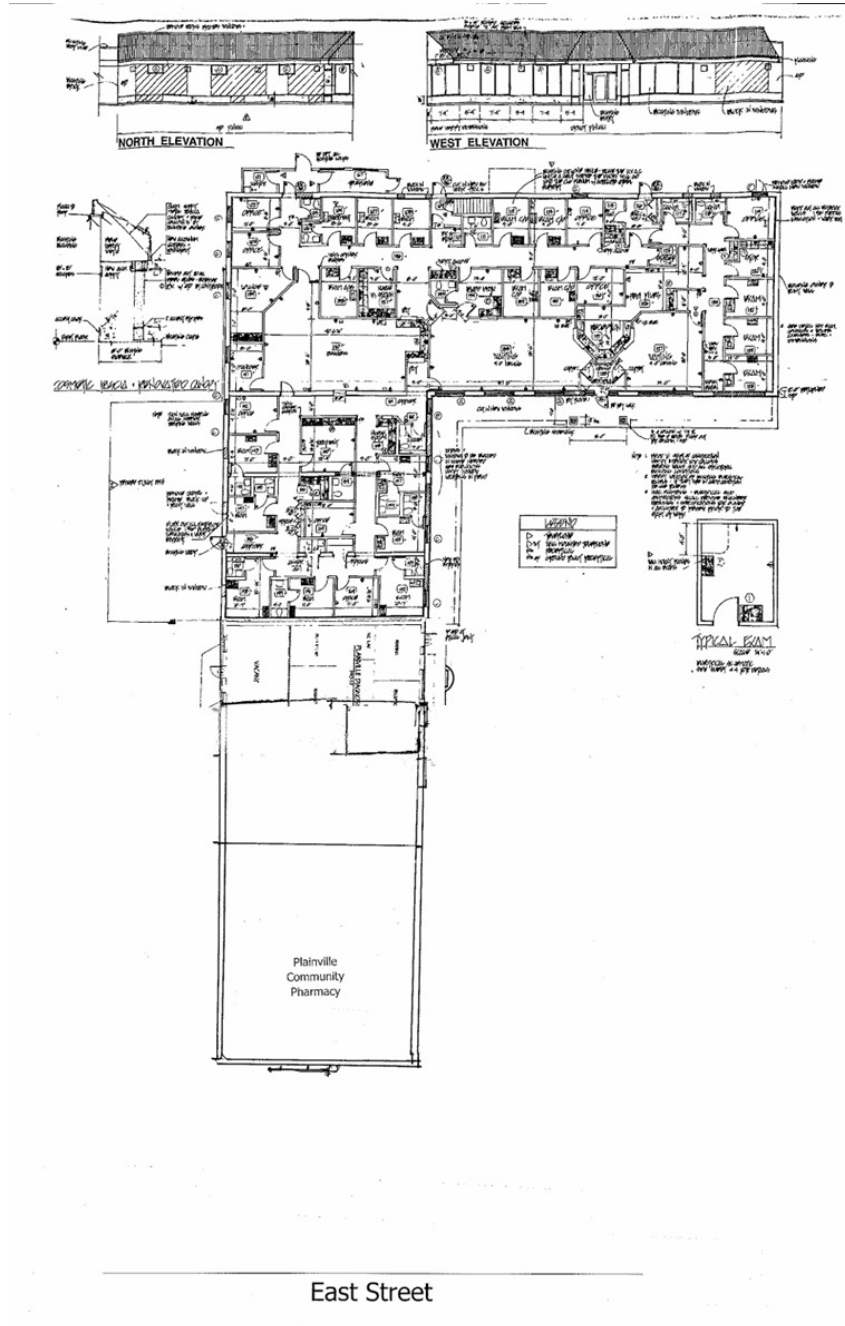
Estimate of Rents					Total Occupancy	Base	CAM	Total
174 West Street, Plainville, CT					Cost	Cost	Cost	Cost
Reference	Count	Sq.Ft.	Base Rent	CAM	Per Square Foot	Per Month	Per Month	Per Month
West Wing - 1	1	2,650	\$ 19.40	\$ 5.00	\$ 24.40	\$ 4,280	\$ 1,100	\$ 5,390
West Wing - 2	2	1,000	\$ 18.00	\$ 5.00	\$ 23.00	\$ 1,500	\$ 420	\$ 1,920
West Wing - 3	3	500	\$ 19.10	\$ 5.00	\$ 24.10	\$ 800	\$ 210	\$ 1,000
West Wing - 4	4	4,810	\$ 16.50	\$ 5.00	\$ 21.50	\$ 6,610	\$ 2,000	\$ 8,620
East Wing - 5	5	4,640	\$ 16.50	\$ 5.00	\$ 21.50	\$ 6,380	\$ 1,930	\$ 8,310
East Wing - 6	6	2,500	\$ 17.50	\$ 5.00	\$ 22.50	\$ 3,650	\$ 1,040	\$ 4,690
Total	Subtotal	16,100	\$ 17.30	\$ 5.00	\$ 22.30	\$ 23,210	\$ 6,710	\$ 29,920
West Wing - 1	7	216	\$ 18.40	\$ 5.00	\$ 23.40	\$ 330	\$ 90	\$ 420
Total	Total	16,316	\$ 17.30	\$ 5.00	\$ 22.30	\$ 23,520	\$ 6,800	\$ 30,320

Full Building Master Lease 16,316 \$ 16.50 \$ 5.00 \$ 21.50 \$ 22,430 \$ 6,800 \$ 29,230

All decisions are subject to owners discretion.

Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE

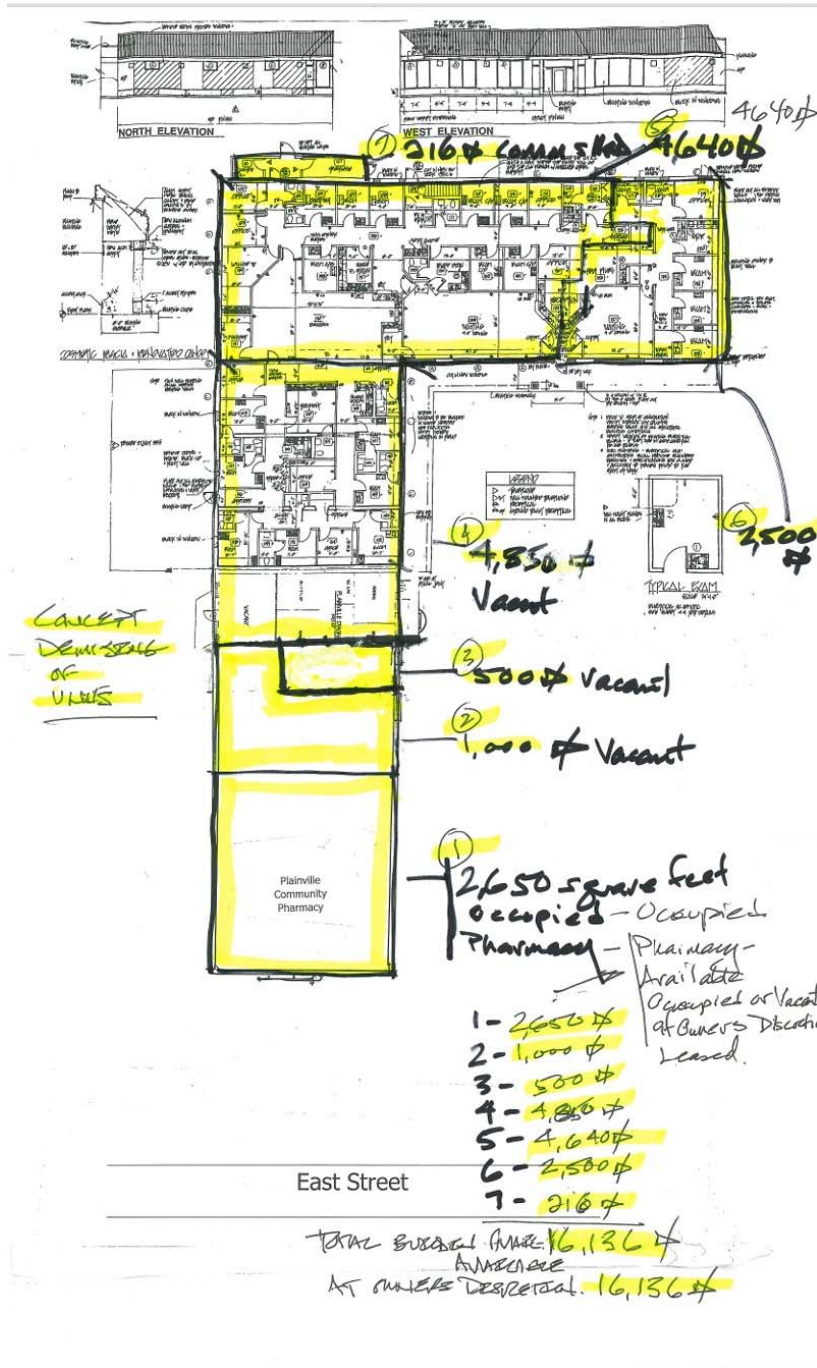


Pyramid Real Estate Group - 500 Summer Street, Suite 500, Stamford, CT 06910 Cell 860-891-8551

Associate Broker of Record – Kenneth Labbe = 203-391-6805 klabbe@pyramidregroup.com – License - REB.0795117

Perry Plaza – An Existing Commercial Center
 174 East Street, Plainville, CT
 16,316 Square Feet of Building

FOR SALE and FOR LEASE



Pyramid Real Estate Group - 500 Summer Street, Suite 500, Stamford, CT 06910 Cell 860-891-8551

Associate Broker of Record – Kenneth Labbe = 203-391-6805 klabbe@pyramidregroup.com – License - REB.0795117

Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE



Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE



Pyramid Real Estate Group - 500 Summer Street, Suite 500, Stamford, CT 06910 Cell 860-891-8551

Associate Broker of Record – Kenneth Labbe = 203-391-6805 klabbe@pyramidregroup.com – License - REB.0795117



Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE

500 Summer Street, Suite 500, Stamford, CT 06910 CELL 860-891-8551

Associate Broker of Record – Kenneth Labbe = 203-391-6805 klabbe@pyramidregroup.com – License - REB.0795117

BUILDING INFORMATION

Gross Building Area: 16,316 square feet

Available Square Footage: 13,666 square feet

Occupied: 2,650 square feet with lease; Suite available at owners and tenants discretion

Contract Commitments – 0 square feet

Number of Floors – 1

Loading Docks – None

Roof Type – Flat Rubber and Composite Roof

Year Built/Renovated – 1966; 2024-2026

Pyramid Real Estate Group - 500 Summer Street, Suite 500, Stamford, CT 06910 Cell 860-891-8551

Associate Broker of Record – Kenneth Labbe = 203-391-6805 klabbe@pyramidregroup.com – License - REB.0795117

Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE

MECHANICAL EQUIPMENT

Air Conditioning: Central air in good overall condition

Heat: Gas hot air

Sprinklered: None

Electric Power: Separately metered; Ample power

SITE INFORMATION

Site Area: 2.0-acres

Zoning: Commercial

Parking: 72 parking spaces or 4.46 parking spaces per 1,000 square feet

Signage: On roof, on pole sign

Visibility: Good

Street Frontage: 200 feet of frontage on East Street

Interstate Access: Interstate 84

Traffic Count: 10,000 Vehicles per day ADT

UTILITIES

Sewer and Water - Verify Water as both public and private exists in this local

Gas: Yes

Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE

REAL ESTATE TAXES

Assessor's Price: \$1,433,700
Assessment: \$1,003,590
Mil Rate: 33.00
Real Estate Taxes: \$32,757.47
Real Estate Tax Per Square Foot: \$2.03

OTHER TENANTS

Pharmacy

AREA DEVELOPMENT

Mixed-use



Pyramid Real Estate Group - 500 Summer Street, Suite 500, Stamford, CT 06910 Cell 860-891-8551

Associate Broker of Record – Kenneth Labbe = 203-391-6805 klabbe@pyramidregroup.com – License - REB.0795117

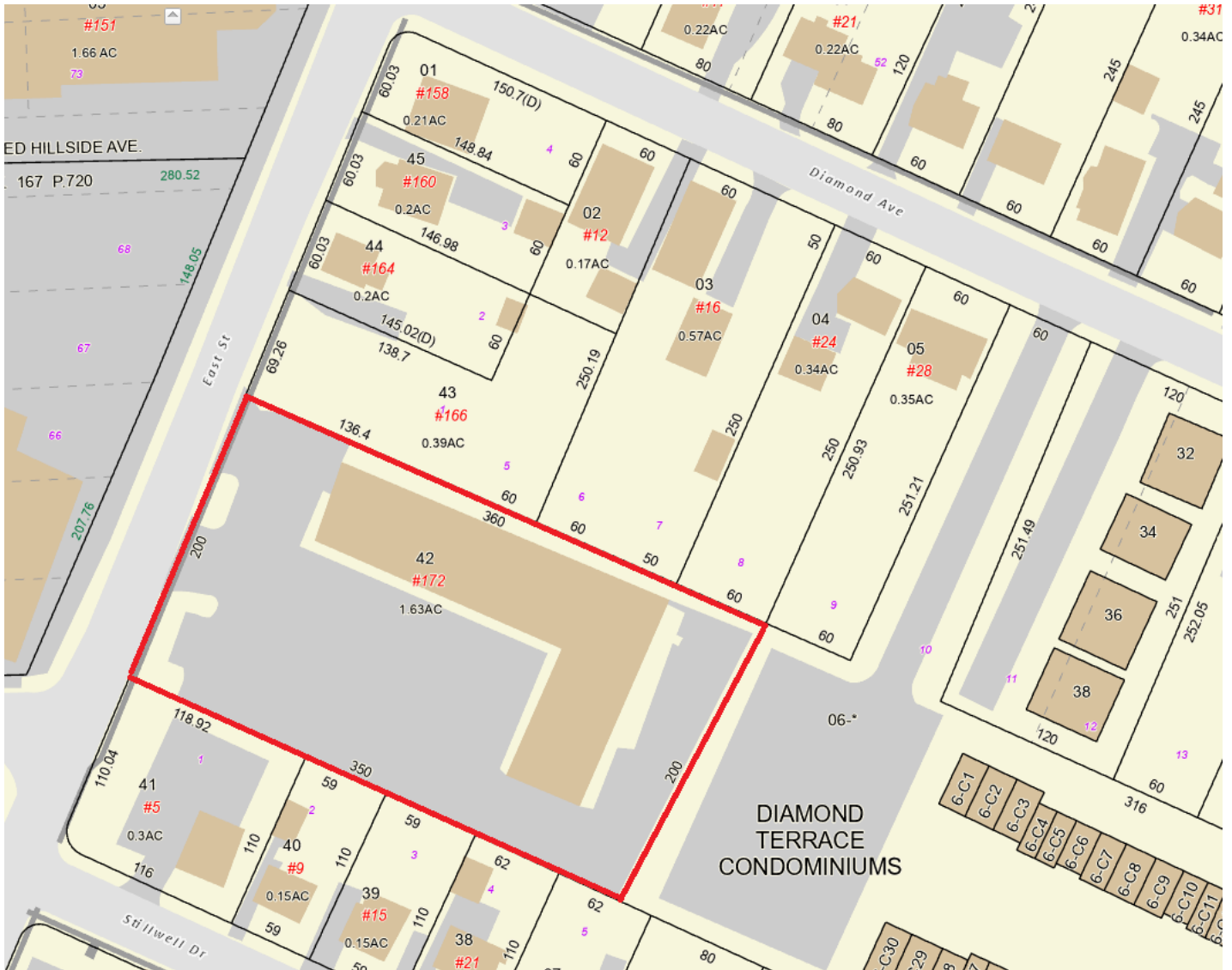
Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE



Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE



Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

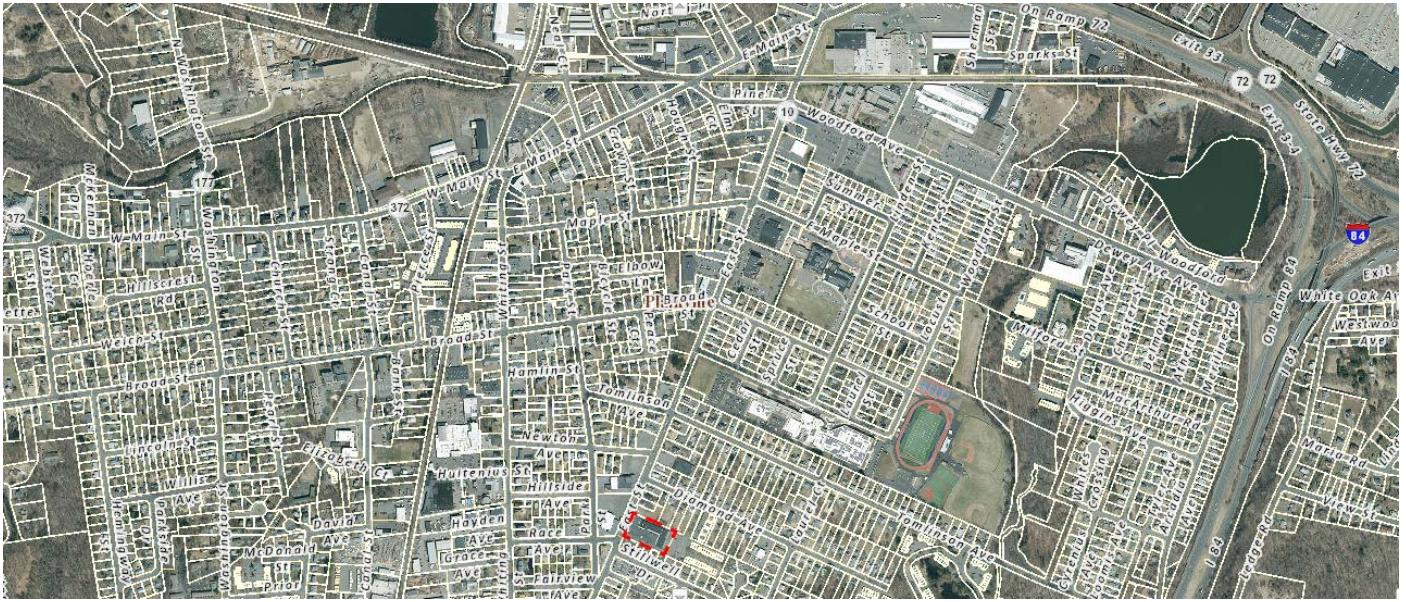
FOR SALE and FOR LEASE



Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

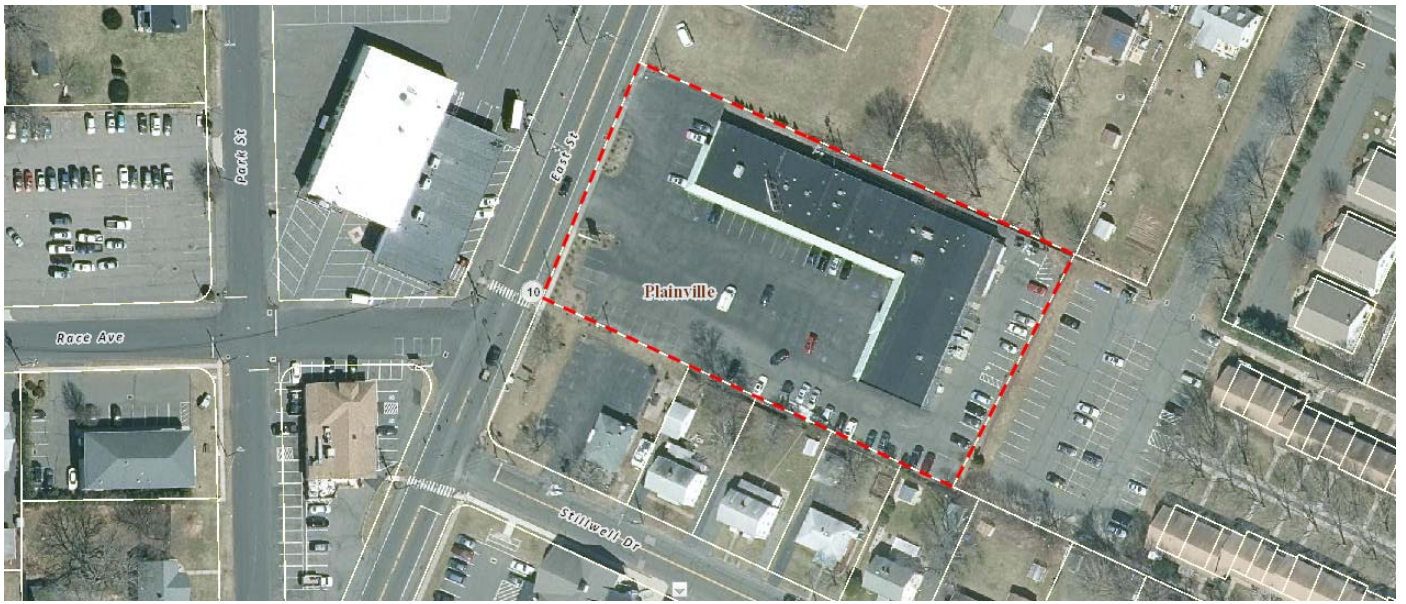
FOR SALE and FOR LEASE

AERIAL PHOTO



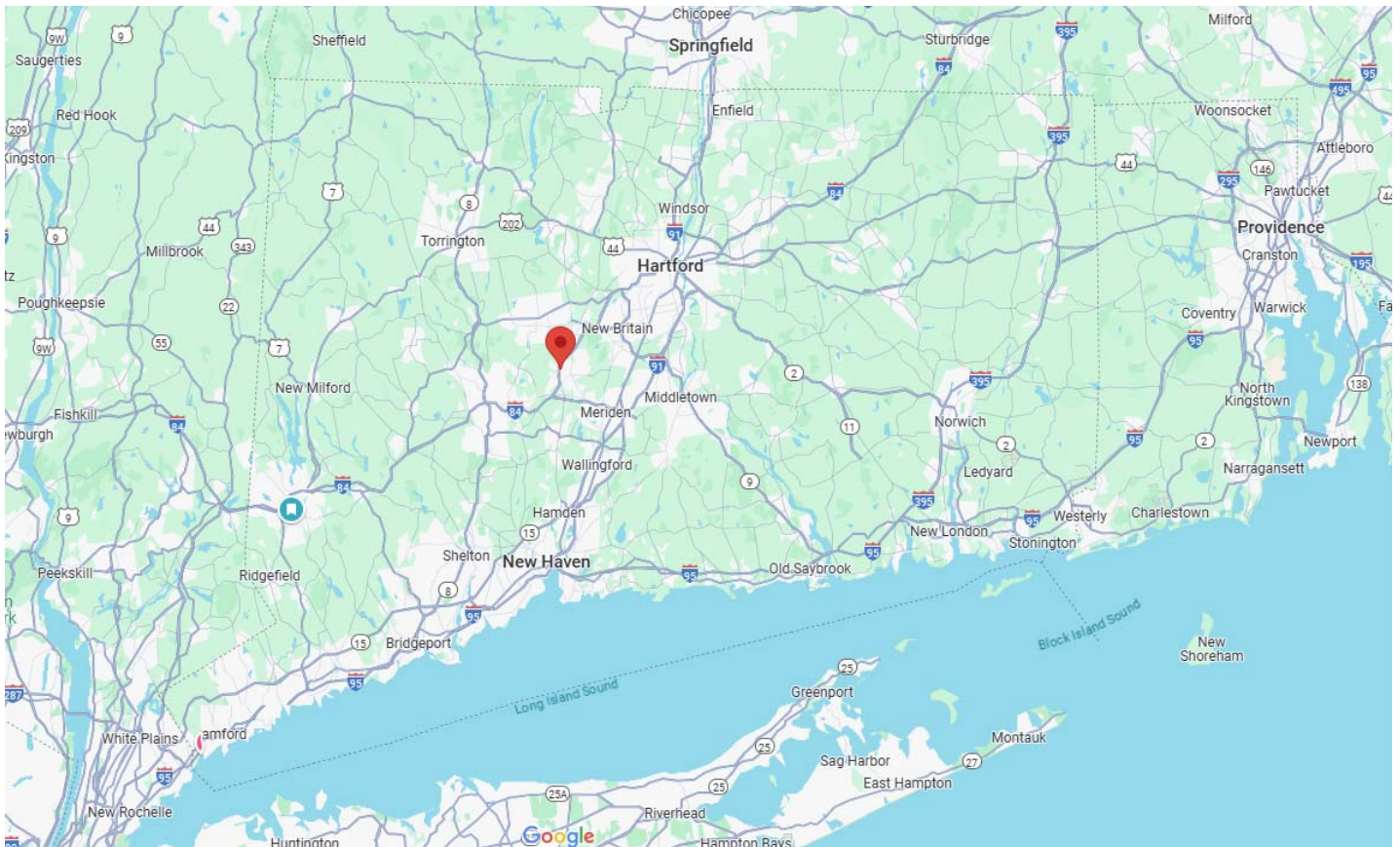
Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE



Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE

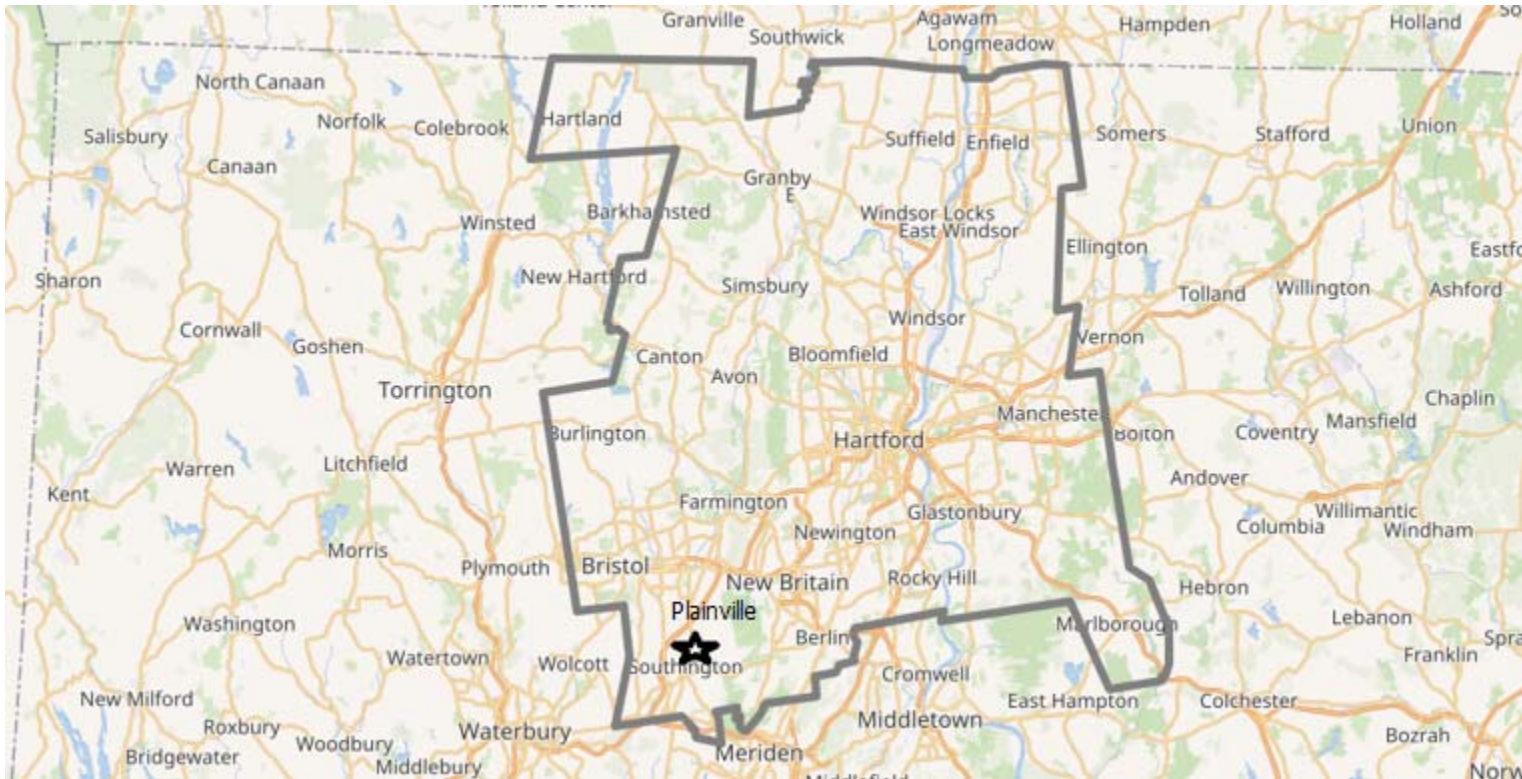


Pyramid Real Estate Group - 500 Summer Street, Suite 500, Stamford, CT 06910 Cell 860-891-8551

Associate Broker of Record – Kenneth Labbe = 203-391-6805 klabbe@pyramidregroup.com – License - REB.0795117

Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE



Pyramid Real Estate Group - 500 Summer Street, Suite 500, Stamford, CT 06910 Cell 860-891-8551

Associate Broker of Record – Kenneth Labbe = 203-391-6805 klabbe@pyramidregroup.com – License - REB.0795117

Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE



Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE



Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE



Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE



172-184 EAST STREET, PLAINVILLE, CT – MEDICAL SUITES FOR LEASE

Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE



Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE



Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE



Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE



172-184 EAST STREET, PLAINVILLE, CT – MEDICAL SUITES FOR LEASE

Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE



Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE



Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE



172-184 EAST STREET, PLAINVILLE, CT – MEDICAL SUITES FOR LEASE

Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE



Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE



Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE

172-184 EAST STREET, PLAINVILLE, CT – MEDICAL SUITES FOR LEASE



Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE





Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE

Perry Plaza – An Existing Commercial Center
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE

Regard,

Kenneth R. Labbe

Associate Real Estate Broker CT - #0795117



500 Summer Street 5th Floor

Stamford, CT, 06901

Email: klabbe@pyramidgroup.com

www.pyramidregroup.com

Direct - 203-391-6805

Cell - 860.891.8551