



91-95 MARKET SQUARE

NEWINGTON, CONNECTICUT

MIXED-USE OWNER-USER / INVESTMENT OPPORTUNITY

OFFERING PRICE

\$525,000

3,840 SF

BUILDING AREA

2 FLOORS +

FINISHED LOWER LEVEL

B-TC

ZONING

1955

YEAR BUILT

A Rare Market Square Opportunity

Prominently positioned in the heart of Market Square, this well-maintained mixed-use retail and office property offers established tenancy, flexible owner-occupancy and future income-growth potential. Held by the same ownership for decades, the property combines excellent visibility with a versatile mix of occupied, owner-used and vacant space.

PROPERTY HIGHLIGHTS

- Four income-producing suites plus owner-occupied and vacant areas
- Available office space for an owner-user or future lease-up
- Roof replacement, Navien boiler upgrades and replacement windows
- 400-amp, 3-phase electrical service with multiple metered areas
- On-street and nearby public parking



OWNER-OCCUPANT FLEXIBILITY | ESTABLISHED TENANCY | CENTRAL VILLAGE LOCATION

JOHN J. VERCELLI

COMMERCIAL BROKER ADVISOR

Berkshire Hathaway HomeServices New England Properties

North East Commercial Advisors | 970 Farmington Avenue, West Hartford, CT 06107

860.202.5145

jvercelli@bhhsne.com

jjvercellil@gmail.com

Information is from sources deemed reliable but is not guaranteed; buyer to independently verify all information.