



Ranked in Top 50
Commercial Firms in U.S.

INVESTMENT OPPORTUNITY | BERLIN, CT



FOR SALE

892-900 FARMINGTON AVE, BERLIN, CT 06037

12,919± SF & 8,200± SF – 100% NNN LEASED w/ 3 TENANTS

\$2,685,000 | NOI \$222,095 | 8.27% CAP

HIGHLIGHTS

- Turn Key Investment
 - ✓ New Roofs & HVAC
 - ✓ 100% Leased – Long-term
- Tenants:
 - ✓ Dollar General
 - ✓ Cyclone Home Systems
 - ✓ Lava Salon
- Street level retail
- 73 parking spaces
- 5/1000 parking ratio
- 294' frontage with 2 curb cuts
- Rt. 9, Rt. 5 & Rt. 372 Access
- Many area amenities

CONTACTS

Luke Massirio

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WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

OR & L COMMERCIAL FOR SALE

\$2,685,000 | NOI \$222,095 | 8.27% CAP

892-900 Farmington Ave, Berlin, CT 06037

12,919± SF & 8,200± SF

BLDG 900: Dollar General & Lava Salon

BUILDING INFORMATION:
GROSS BLD. AREA 12,919± SF
AVAILABLE AREA 100% Occupied
LOADING DOCKS 1 dock
CONSTRUCTION Brick/Masonry
ROOF TYPE Flat Rubber
YEAR BUILT 1962

BLDG 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 and Pylon
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/WATER City
GAS Yes

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