



Ranked in Top 50  
Commercial Firms in U.S.



# FOR SALE

15 Palomba Drive, Enfield, CT 06082 | Suites 1, 2, & 9

444± SF – 2,183± SF Medical Office Suites Available

**SALE PRICE: \$50,000 - \$260,000**

## HIGHLIGHTS

- 3 Suites Available
- 1 Story Building
- 3.48/1000 Parking Ratio
- Zoning: BR
- 0.5 mile to I-91
- Traffic: 23,100 ADT
- Many Area Amenities

## CONTACTS

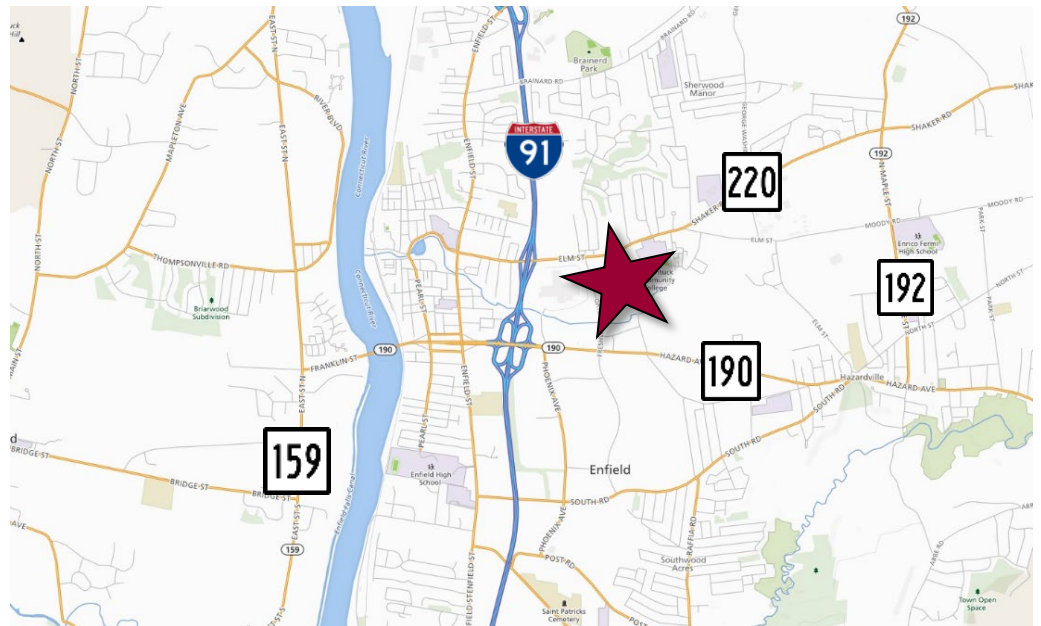
**Thomas Wilks**

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

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Broker of Record: Jay Morris | (860) 721-0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

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### BUILDING INFORMATION

**GROSS BLD. AREA:** 20,082± SF

**AVAILABLE AREAS:** Suite 1: 444± SF  
Suite 2: 1,980± SF  
Suite 9: 2,183± SF

**# OF FLOORS:** 1

**CONSTRUCTION:** Wood Frame, Brick Exterior

**ROOF TYPE:** Gable, Asphalt Shingles

**YEAR BUILT:** 1986

### MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air

**TYPE OF HEAT:** Gas, Hot Air

**SPRINKLERED:** No

### SITE INFORMATION

**SITE AREA:** 3.30 Acres

**ZONING:** BR

**PARKING:** 3.48/1000 Ratio

**SIGNAGE:** Directory

**VISIBILITY:** Good

**FRONTAGE:** 292'

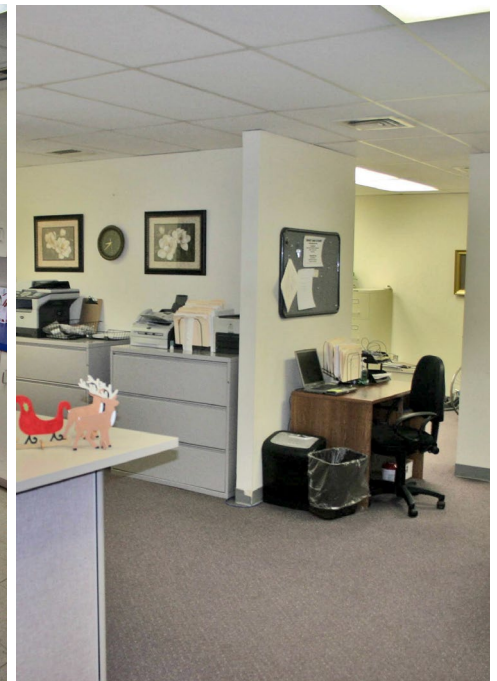
**HWY ACCESS:** ½ mile to I-91

**TRAFFIC COUNT:** 23,100 ADT

### UTILITIES

**SEWER/WATER:** City

**GAS:** Yes



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### Suite Information

Suite	Size	Sale Price	Assessment	Mill Rate	Property Tax	Condo Fees	Total Expense
Suite 1	444± SF	\$50,000	\$30,200	31.5	\$1,126.46	\$3,228.00	\$4,354.46
Suite 2	1,980± SF	\$215,000	\$118,300	31.5	\$4,412.59	\$15,600.00	\$20,012.59
Suite 9	2,183± SF	\$260,000	\$185,000	31.5	\$6,900.50	\$17,856.00	\$24,756.50

### CONDO FEES:

Condo Fees include Gas Heat, Trash, Janitorial, Common Area Electric, Landscaping and Snow Removal. (Excludes taxes, electric, phone/internet) \*Fire District #2



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