



Ranked in Top 50
Commercial Firms in U.S.



REDEVELOPMENT OPPORTUNITY

257 Main Street, Norwich, CT 06360

30,179± SF OFFICE BUILDING ON 0.43± ACRE IN CC ZONE | POTENTIAL MIXED-USE CONVERSION

SALE PRICE: \$900,000

HIGHLIGHTS

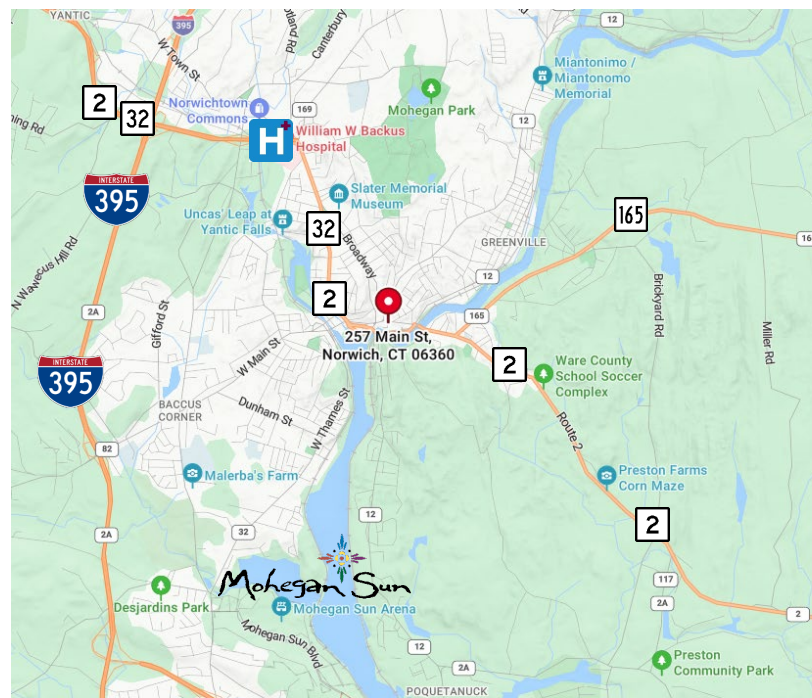
- Redevelopment - Potential Mixed-Use Conversion
- 30,179± SF 5-Story Office Building for Sale
- Located on 0.43± Acre in Downtown Norwich
- **Zoning: CC – Chelsea Central District** – a mixed-use district intended to provide retail, service, institutional, entertainment, & residential activity & compact development serving a regional market. **The district is intended to have a strong sense of place & be a vital social, cultural, & economic center for Norwich**
- Close Proximity to William W. Backus Hospital / Hartford Healthcare & Mohegan Sun Casino
- Highway Access: Route 2/32 & I-395
- Major Regional Economic Engines:

CONTACT

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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

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FOR SALE

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REDEVELOPMENT OPPORTUNITY / MIXED-USE CONVERSION



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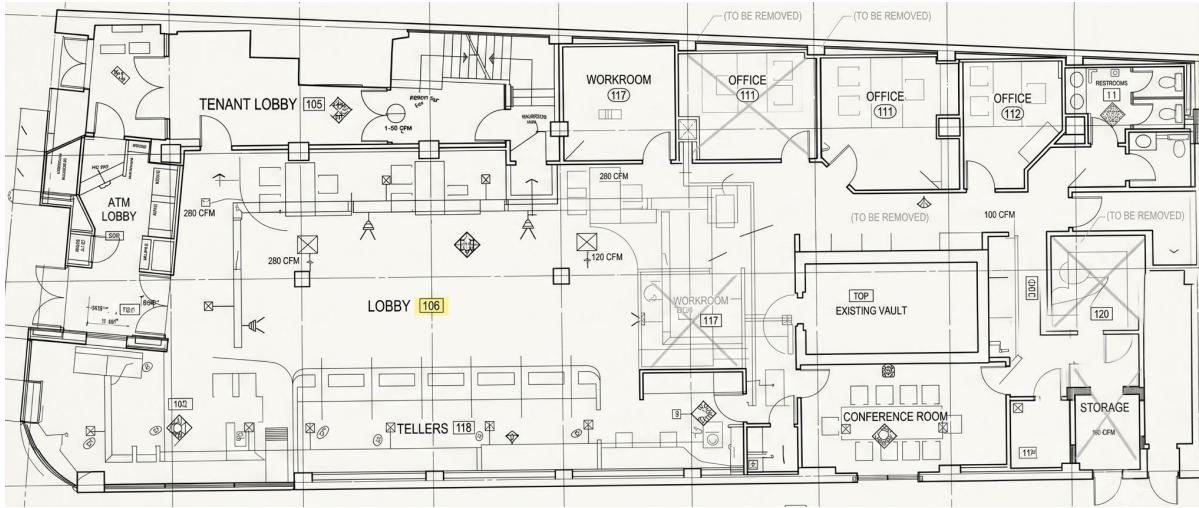
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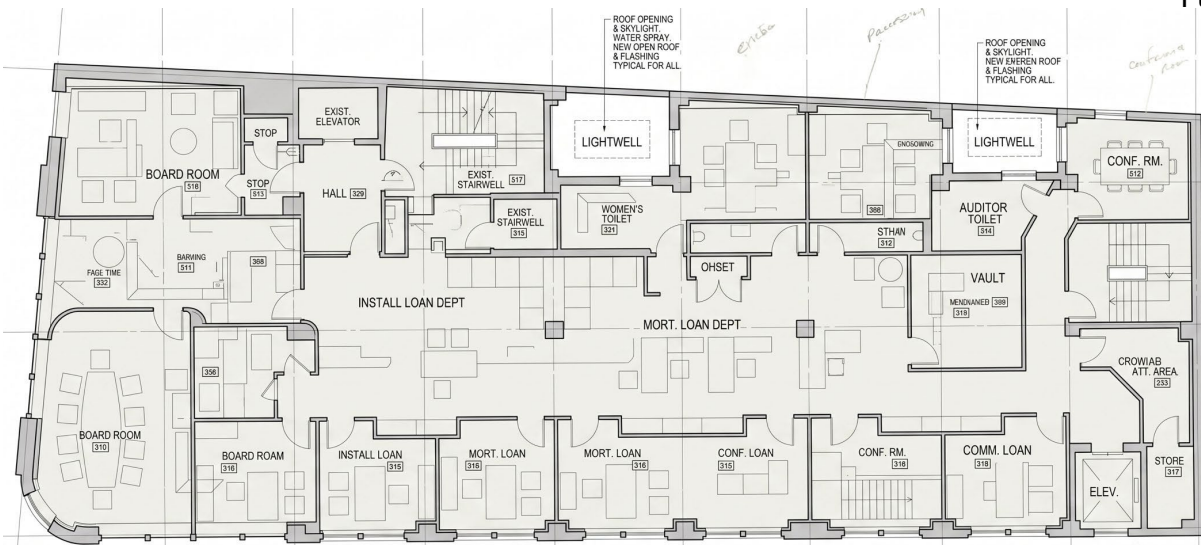
FOR SALE 

CURRENT FLOOR PLANS

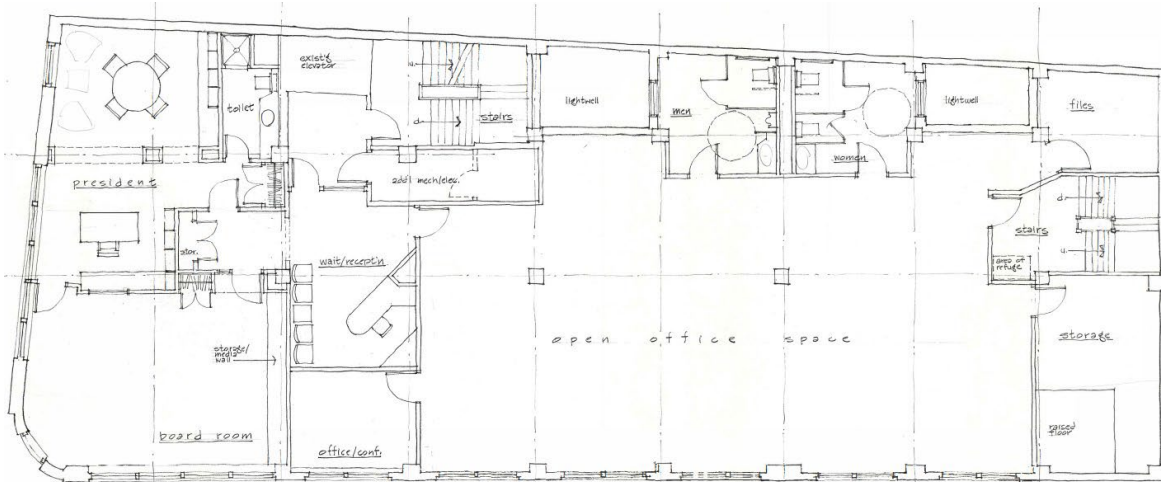
Floor Plan: Main Level



Floor Plan: 2nd Floor



Floor Plan: 3rd Floor



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BUILDING INFORMATION

GROSS BLDG AREA: 30,179± SF

AVAILABLE AREA/OCCUPANCY: 60% Occupied, Can be delivered vacant.

OF FLOORS/FLOOR PLATE: 5-Stories

CONSTRUCTION: Masonry

ROOF TYPE: Flat, T&G, Rubber

YEAR BUILT: 1918

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Gas, Hot Water

ELEVATORS: 1

SITE INFORMATION

SITE AREA: 0.43± Acre

ZONING: CC

PARKING: Rear Lot

SIGNAGE: Building

VISIBILITY/FRONTAGE: Excellent, Main St

HWY ACCESS: Route 2, I-395

UTILITIES

SEWER/WATER: Public Connected

GAS: Yes

TAXES

ASSESSMENT: \$1,714,900

MILL RATE: 34.15 – T & 5.23 D F

TAXES: \$67,532.78 (thru Jan 2027)



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