

OFFERING MEMORANDUM

276 Main St
Farmington, CT
06032



Offered At: \$699,000



Executive Summary

276 Main Street is a ±4,700 square foot, fully renovated office building located along a high-visibility section of Main Street in Farmington, Connecticut, with exposure to approximately 12,000 vehicles per day. The property features four professional office suites with a strong in-place rent roll, providing immediate and stable cash flow.

Recent renovations and consistent occupancy make this an attractive opportunity for investors seeking a well-maintained, income-producing asset in a desirable Farmington location.

With 18 on-site parking spaces, modern finishes, updated systems, and zoning approval for medical and med-spa use, the property is well positioned for a variety of professional users including medical or wellness practices, therapists, consultants, legal firms, and accounting or tax advisory offices.

Property Highlights

- 18 Convenient Parking Spots - parking lot will be repaved prior to closing
- New rear staircase will be installed prior to closing
- Completely Remodeled and Updated
- Newer Roof
- Sleek, Modern Finishes
- Prime Location
- High Traffic Area: 12,000 Cars/Day
- Approved for Medi Spa Business
- Cutting-Edge Security Technology
- Energy Efficient Mechanical System
- Fully Occupied

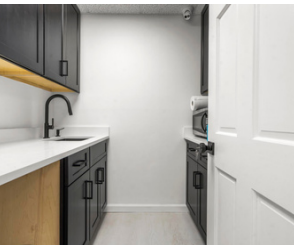
Rent Roll

Unit	Sq Ft	Rent	Lease Start	Lease End
A	1054	\$1,700.00	06/01/2025	05/31/2028
B	815	\$1,250.00	06/13/2018	08/31/2027
C	420	\$850.00	10/01/2020	09/30/2030
D	2158	\$3,500.00	07/15/2026	06/30/2031
TOTAL		\$7,300.00		
ANNUAL		\$87,600.00		

Expenses

Electric	approx \$8,000 annually
Gas	approx \$3,000 annually
Water/Sewer	approx \$1,160 annually
Trash	approx \$830 annually
Landscaping/Snow	approx \$2,106 annually
Taxes	\$8,192 annually
Insurance	3,500 annually
Maintenance/Repairs	approx \$2,500 annually
Total Expenses	\$29,288 annually

Unit D - Med Spa



Unit C - Heritage Barber Shop



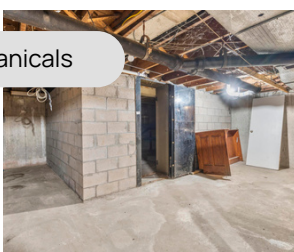
Unit B - Ink Hair Bar



Unit A - Barton Enterprises



Mechanical



Demographic Overview

276 Main St

Population (3 mi)

38,285

Avg. HH Size (3 mi)

2.4

Avg. Age (3 mi)

42

Med. HH Inc. (3 mi)

\$80,168

DEMOGRAPHIC RADIUS RINGS



DEMOGRAPHIC SUMMARY

Population	3 Mile		5 Mile
2024 Population	38,285	-	154,365
2029 Population	38,196	-	153,624
Pop Growth 2024-2029	(0.2%)	-	(0.5%)
2024 Average Age	42	-	41
Households			
2024 Households	15,681	-	63,323
2029 Households	15,646	-	63,024
Household Growth 2024-2029	(0.2%)	-	(0.5%)
Median Household Income	\$80,168	-	\$69,562
Average Household Size	2.4	-	2.3
Average HH Vehicles	2	-	2
Housing			
Median Home Value	\$265,126	-	\$249,925
Median Year Built	1972	-	1964



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1/14/2026

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Disclaimer

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and we make no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.



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