



Active		Other	
Commercial For Sale		DOM / CDOM:	3 / 3
Listing ID :	24196029	County:	Litchfield
Parcel Number:	999999999	Neighborhood:	Pleasant Valley
		Complex Name:	
		Is also for Sale/Lease:	/

Overview

Rare opportunity with roughly 350 feet of frontage on the Farmington River. Acquire this versatile 2,520 square foot building located in the RC/PVC zoning district with roughly 1.25 acres of land. This property offers flexible use potential including commercial, mixed use, or residential conversion, subject to town approval. The existing footprint provides a strong base with the potential to expand useable square footage through internal build out or the addition of a second story. Seller to subdivide property prior to closing. Property taxes are subject to change once the property has been subdivided and reassessed. Buyer responsible for due diligence regarding approved uses, zoning restrictions, and any other facts that may be material to the purchase. Additional professional photographs and floor plan to come

Private Remarks

Structural/Parking Information

Year Built:	2005	Construction:	Frame
Number of Stories:		Roof:	Metal
Number of Units:		Foundation:	Concrete, Slab
Number of Tenants:		Flooring:	
ADA Compliant/Handicap Features:	/	Ceiling Height:	
SqFt/SqFt Source:	2,520/Public Records	# of Restrooms:	
Space is Subdividable:		# of Loading Docks:	
Covered Parking Space:		# of Overhead Doors:	2
Uncovered Parking Space:		Office SqFt:	
Total Parking Spaces:		Retail SqFt:	
Parking Spaces per 1,000 SqFt:		Industrial SqFt:	
Garage/Parking Info:		Warehouse SqFt:	
Commercial Features:		Residential SqFt:	
Exterior Features:		Additional Space Available YN:	

Building Information

Present Use:		Tax Year:	July 2025-June 2026
Potential Use:		Taxes:	\$15,032
Business Included:	No	Tax District Amount:	
Assessment:	\$	Gross Annual Income:	
Mil Rate:	25.82	Gross Annual Expense:	
		Net Operating Income:	

Units

Type Unit	# Unit	Full Baths	Part Baths	Avg Sqft	Avg Month Rent	# Vacant	Appliances Included
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HOA

Association Fee Provides:	
Special Assessments / Details:	/

Utility Information

Heat Type/Fuel:	None/	Available Utilities:	Electric
Cooling:	None	Electric Voltage:	
Hot Water System:		Electric Amperage:	
Water Service:	Well Required	Electric Phases:	
Sewage System:	Septic Required	# of Electrical Services:	
Annual Sewer Fee/Assessment:			

Lot & Location

Acres:	1.25	Lot Description:	Treed, Level Lot
Zoning:	RC/PVC	In Flood Zone:	
Location:	Rural	Elevation Certificate:	
Road Frontage Description:	Municipal Street, Paved Road	Available Documents:	None
Road Frontage Feet Approx:		Traffic Count:	

Walk Score® : 16 Car-Dependent - Almost all errands require a car

Listing Information

Showing Instructions:	Listing agent and seller may be present at showing	Listing Contract Type:	Exclusive Right to Sell Listing Agreement
Lock Box Description:	Combo	Service Type:	Full Service
Lock Box Location:	Under the electric meter	Reserved Prospect:	No
Directions:	GPS will take you to larger industrial building. Building for sale has separate driveway which is to the left of the main building as you face the building	The Commission fields have been removed in accordance with the NAR Settlement, which requires compensation to be excluded in the MLS. Click here for additional information	
Sign:	No	Acceptable Financing:	
Owner Name / Phone:	40 River Road Realty LLC /	Date Available:	Negotiable
Occupied By:	Owner	Potential Short Sale / Comments:	No /
Bank Owned:	No	The following items are not included in this sale:	

Property Management

Property Management Type:		Property Manager:	
Property Management Company:		Property Manager Phone/Email:	/
Property Management Company Phone:			

Listing Agent/Broker Information

List Agent:	Christopher Benken (841404)	List Office:	SM Real Estate Advisors (13937)
List Agent Phone:	(860) 874-9216	List Office Phone:	(860) 605-7434
List Agent Email:	benkenchris@gmail.com	List Office Website:	
List Agent License:	RES.0816002		
List Agent Website:			
Co-List Agent:	Brendon Mansaku (841968)	Co-List Office:	SM Real Estate Advisors (13937)
Co-List Agent Phone:	(860) 605-7434	Co-List Office Phone:	(860) 605-7434
Co-List Agent Email:	brendon@smrea.com		
Co-List Agent License:	REB.0795048		

Marketing History

List Price:	\$450,000	Entered in MLS:	07/31/2026
Previous List Price:	\$450,000	Contract Effective Date:	07/31/2026
Original List Price:	\$450,000	Start Marketing Date:	07/31/2026
Price Last Updated:		Listing Last Updated:	07/31/2026
List Price as % of Assessed Value:	77%	Expiration Date:	10/30/2026
		Sale Financing:	

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Prepared By: Brendon Mansaku Lic.#:REB.0795048 | SM Real Estate Advisors | Office: (860) 605-7434 | 08/03/2026 04:21 PM