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143 Marlborough Street, Portland, CT 06480

\$4,000
Per Month

MLS#: 24176325

Active

Property Type:	Commercial For Lease	Fronts On:	State Road
Present Use:	Vacant	Zoning:	B2
Location:	Highway Access	Utilities:	Electric
Lease Type:	Per Month	Cooling:	Heat Pump
Acres:	0.58	Water & Sewer:	Public Water Connected / Public Sewer Connected
Total Square Feet:	2,500		
Year Built:	1958		

Directions: GPS Friendly

**Carl Guild****"The Future of Real Estate"****Carl Guild & Associates****Direct Line: (860) 813-2275****carlguild@gmail.com****www.CarlGuild.com****Carl Guild & Associates****(860) 474-3500**

Right on Route 66 in Portland - a corridor seeing serious momentum with new apartment developments and national tenants like Starbucks and Jersey Mike's staking their claim - this two-building commercial property offers approximately 5,000 sq ft and 20,700 vehicles passing the front door every day. The main building - concrete construction, built 1958, approximately 2,500 sq ft on the main floor - divides into two independent street-level storefronts, each with separate access and usable lower-level space below. A detached rear structure adds 2,304 sq ft with a drive-in overhead door, suited for warehouse, garage, or flex use. A 13,000 sq ft asphalt lot handles parking for a multi-tenant operation without stacking. B2 zoning opens the door to retail, office, service, and a wide range of commercial uses. Ductless split HVAC throughout, public water and sewer connected. Available for lease or purchase - and for buyers, owner financing is on the table, making this a realistic path to putting equity into your own building instead of a landlord's. Whether you're an operator looking to lease a high-visibility storefront, an owner-user ready to occupy one suite and rent the other, or an investor adding a multi-tenant commercial asset to your portfolio, the layout supports all three. Immediate availability, flexible terms, and Route 66 frontage that puts your business in front of over 20,000 drivers every day.

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Prepared By: Carl Guild Lic.#:REB.0791933 | Carl Guild & Associates | Office: (860) 474-3500 | 07/18/2026 09:42 AM