

An Existing Medical/Commercial Building
174 East Street, Plainville, CT
16,316 Square Feet of Building

FOR SALE and FOR LEASE

174 East Street, Plainville, CT – For Sale

Property is planned for a planned unit development delivering legally separate units available for sale or held for investment as individual units or in bulk. Offers are welcome.

West Wing - 1 - Street West - Pharmacy	1	2,650	\$	729,000	\$	275.00	2,650	-	2,650
West Wing - 2 - West NW	2	1,000	\$	175,000	\$	175.00	-	1,000	1,000
West Wing - 3 - Tiny West	3	500	\$	93,000	\$	185.00	-	500	500
West Wing - 4 - West NE	4	4,810	\$	794,000	\$	165.00	-	4,810	4,810
East Wing - 5 - East NE	5	4,640	\$	766,000	\$	165.00	-	4,640	4,640
East Wing - 6 - East NW	6	2,500	\$	438,000	\$	175.00	-	2,500	2,500
Total	Subtotal	16,100	\$	2,995,000	\$	186.02	2,650	13,450	16,100
East Wing - 7 - Communications Shed	7	216	\$	5,000	\$	23.15	-	216	216
Total	Total	16,316	\$	3,000,000	\$	183.87	2,650	13,666	16,316
Percent of Total							16.2%	83.8%	100.0%
Bulk Estimate		16,316	\$	2,600,000	\$	160.00	2,650	13,666	16,316
Percent of Total							16.2%	83.8%	100.0%

All decisions are subject to owner's and buyer/tenant's discretion.



Pyramid Real Estate Group - 500 Summer Street, Suite 500, Stamford, CT 06910 Cell 860-891-8551

Associate Broker of Record – Kenneth Labbe = 203-391-6805 klabbe@pyramidregroup.com – License - REB.0795117

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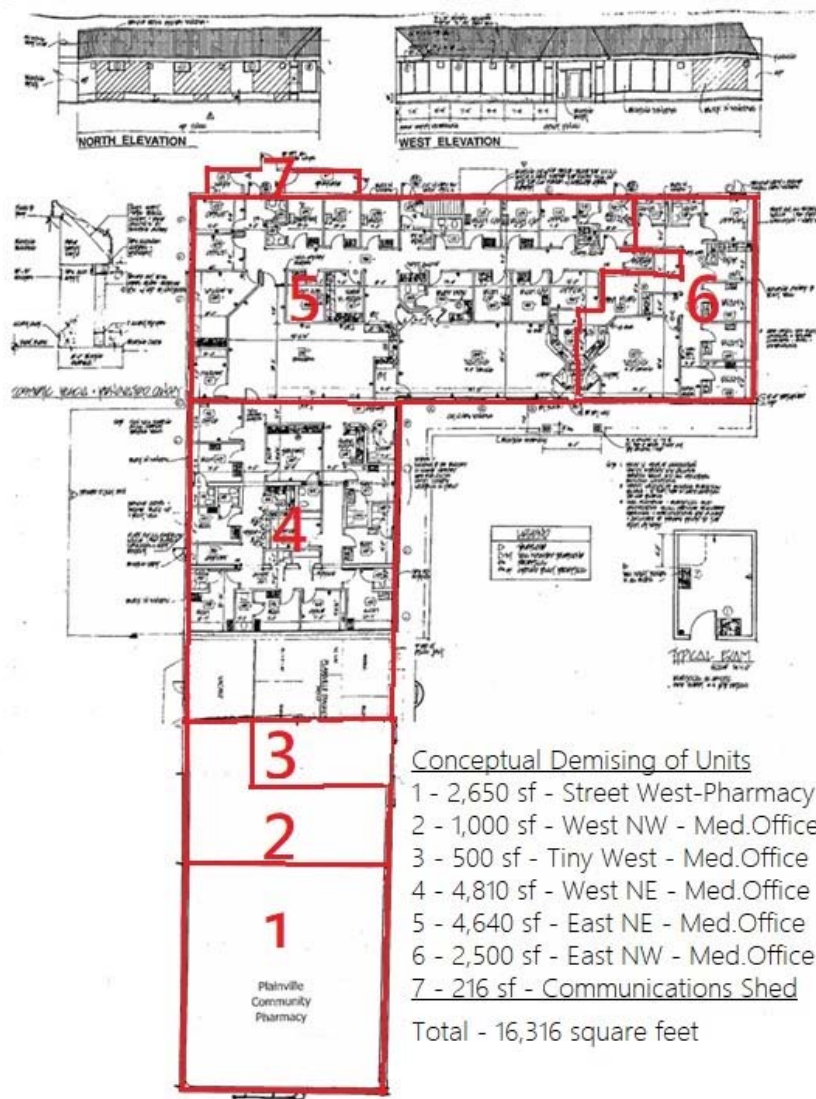
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Estimate of Rents						Total Occupancy Cost	Base Cost	CAM Cost	Total Cost					
174 West Street, Plainville, CT														
Reference	Count	Sq.Ft.	Base Rent		CAM	Per Square Foot	Per Month	Per Month	Per Month					
West Wing - 1 - Street West - Pharmacy-Li	1	2,650	\$	22.20	\$	5.00	\$	4,900	\$	1,100	\$	6,010		
West Wing - 2 - West NW	2	1,000	\$	16.00	\$	5.00	\$	21.00	\$	1,330	\$	420	\$	1,750
West Wing - 3 - Tiny West	3	500	\$	17.00	\$	5.00	\$	22.00	\$	710	\$	210	\$	920
West Wing - 4 - West NE	4	4,810	\$	15.00	\$	5.00	\$	20.00	\$	6,010	\$	2,000	\$	8,020
East Wing - 5 - East NE	5	4,640	\$	15.00	\$	5.00	\$	20.00	\$	5,800	\$	1,930	\$	7,730
East Wing - 6 - East NW	6	2,500	\$	16.00	\$	5.00	\$	21.00	\$	3,330	\$	1,040	\$	4,370
Total	Subtotal	16,100	\$	15.00	\$	5.00	\$	20.00	\$	20,130	\$	6,710	\$	26,830
East Wing - 7 - Communications Shed	7	216	\$	16.91	\$	5.00	\$	21.91	\$	300	\$	90	\$	390
Total	Total	16,316	\$	14.80	\$	5.00	\$	19.80	\$	20,120	\$	6,800	\$	26,920
Full Building Master Lease		16,316	\$	14.55	\$	5.00	\$	19.55	\$	19,780	\$	6,800	\$	26,580

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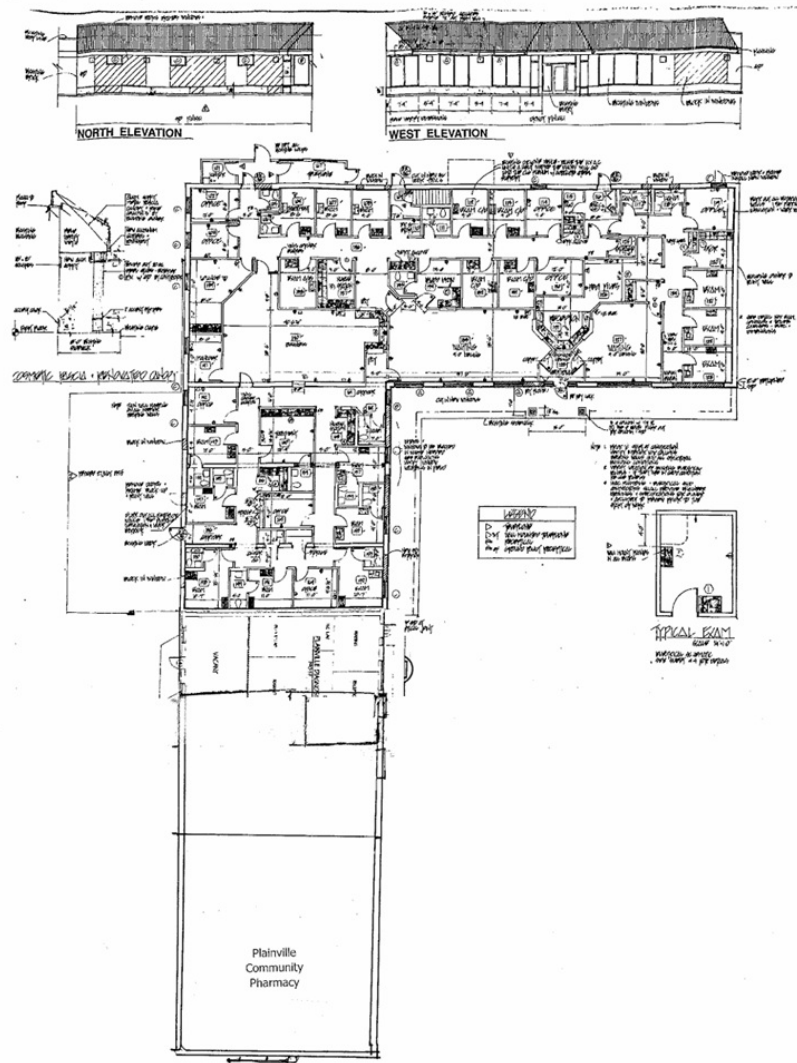
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BUILDING INFORMATION

Gross Building Area: 16,316 square feet

Available Square Footage: 13,666 square feet

Occupied: 2,650 square feet with lease; Suite available at owners and tenants discretion

Contract Commitments – 0 square feet

Number of Floors – 1

Loading Docks – None

Roof Type – Flat Rubber and Composite Roof

Year Built/Renovated – 1966; 2024-2026

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MECHANICAL EQUIPMENT

Air Conditioning: Central air in good overall condition

Heat: Gas hot air

Sprinklered: None

Electric Power: Separately metered; Ample power

SITE INFORMATION

Site Area: 2.0-acres

Zoning: Commercial

Parking: 72 parking spaces or 4.46 parking spaces per 1,000 square feet

Signage: On roof, on pole sign

Visibility: Good

Street Frontage: 200 feet of frontage on East Street

Interstate Access: Interstate 84

Traffic Count: 10,000 Vehicles per day ADT

UTILITIES

Sewer and Water - Verify Water as both public and private exists in this local

Gas: Yes

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REAL ESTATE TAXES

Assessor's Price: \$1,433,700
Assessment: \$1,003,590
Mil Rate: 33.00
Real Estate Taxes: \$32,757.47
Real Estate Tax Per Square Foot: \$2.03

OTHER TENANTS

Pharmacy

AREA DEVELOPMENT

Mixed-use

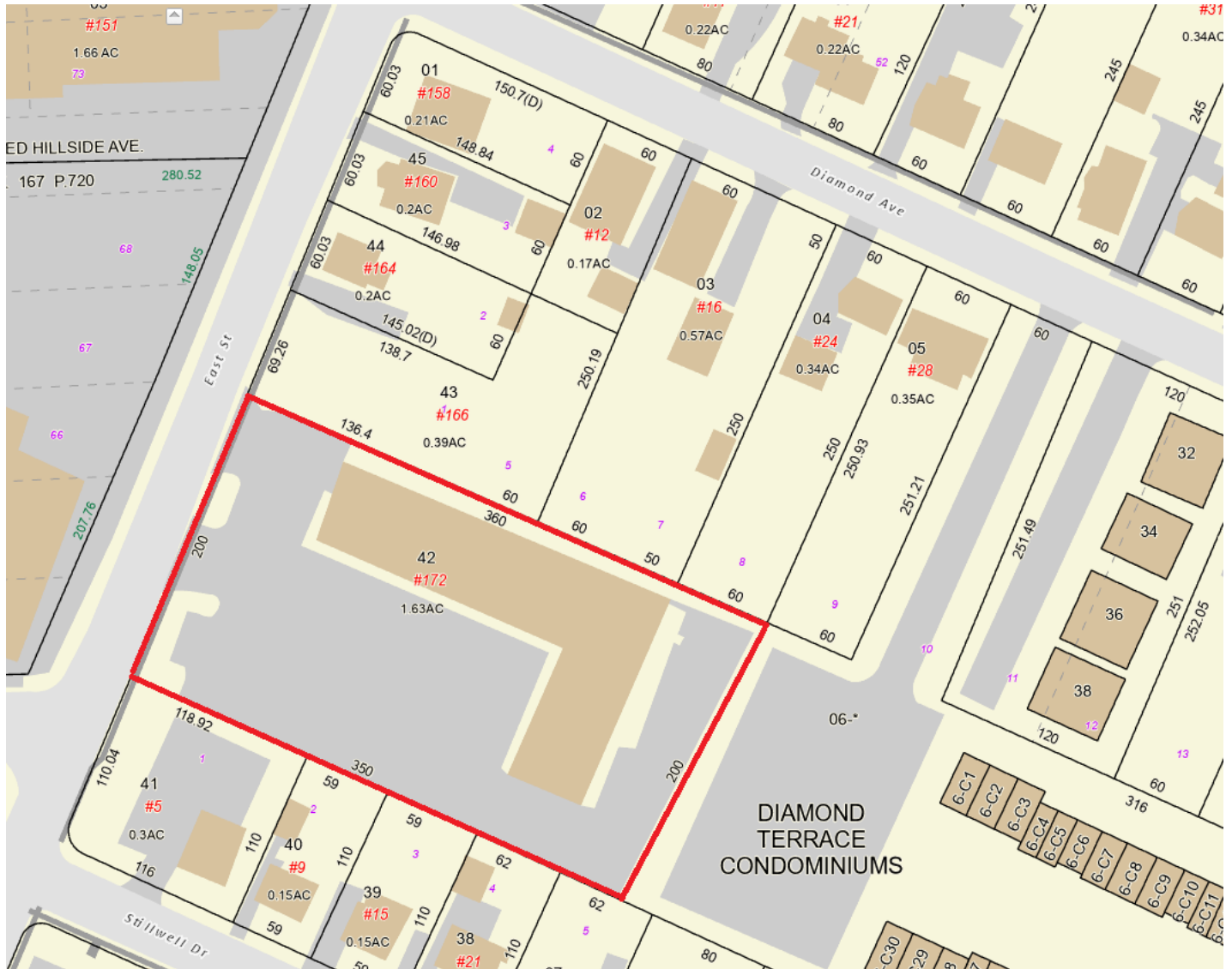


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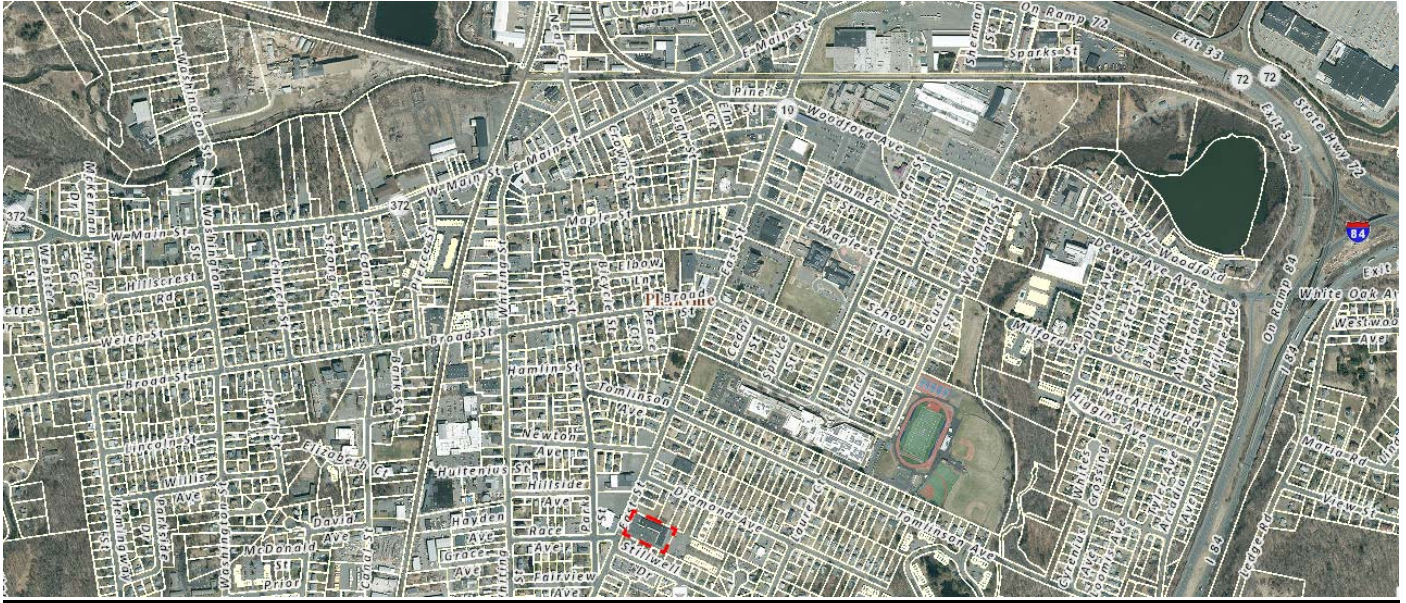
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AERIAL PHOTO



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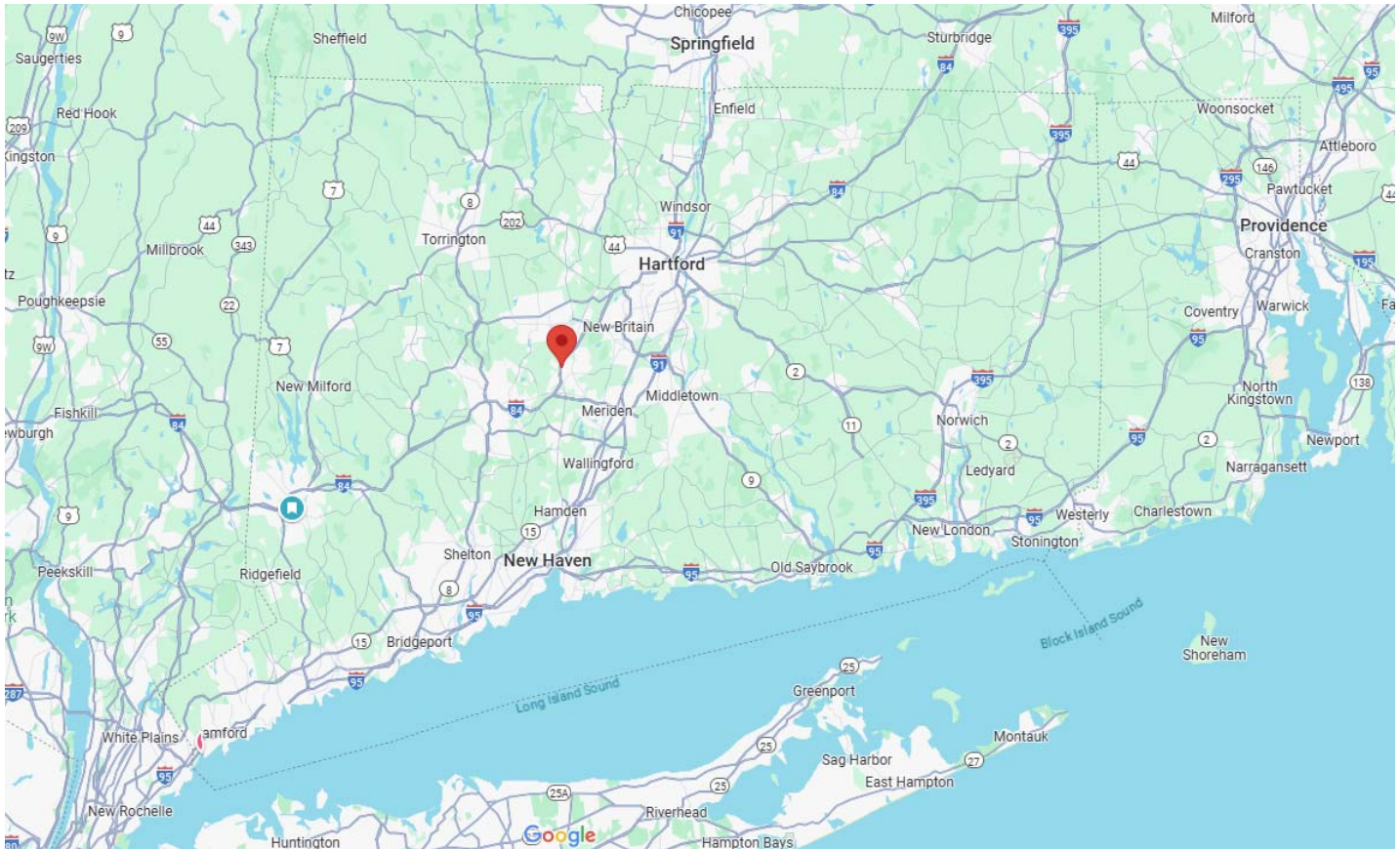
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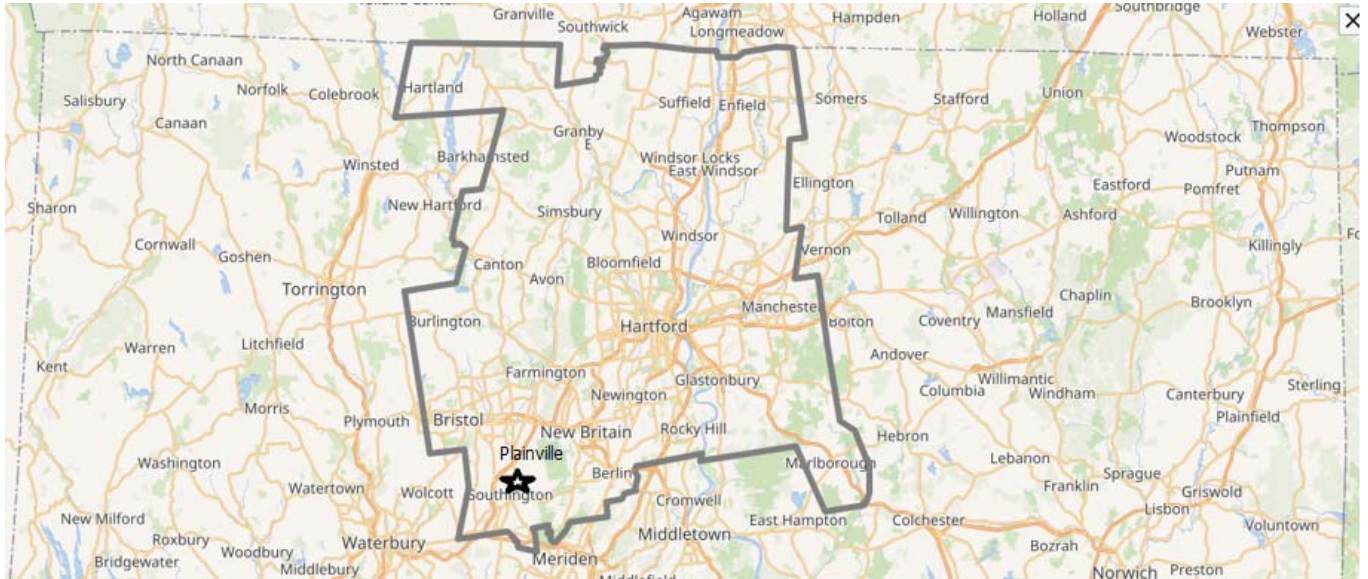


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172-184 EAST STREET, PLAINVILLE, CT – MEDICAL SUITES FOR LEASE

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Prepared By:

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