

**Second Floor Unit Availability with Facade Signage  
Well located Asset with Excellent Access  
Ideal for Owner Occupying Investor**



# OFFICE CONDOMINIUM FOR SALE

**111 Simsbury Road, Unit 4**  
Avon, CT 06001

**Thomas York**  
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Goman + York Property Advisors, LLC | East Hartford, CT | WWW.GOMANYORK.COM



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## THE OPPORTUNITY

Welcome to your new business headquarters! This impressive 7,500 square foot office condominium is located at 111 Simsbury Road, Unit 4, in the charming town of Avon, Connecticut. Situated along the bustling Route 10/202 corridor, this property offers unmatched convenience and accessibility for your business needs.

This impressive 2nd-floor unit holds a controlling interest in the 111 Simsbury Road condominium association and includes an exterior façade sign. The current owner occupies approximately 54% of the floor, while the remaining space is leased to four tenants on short-term contracts. This arrangement presents a unique opportunity for a purchaser with space requirements of up to 7,500 SF to establish a strategic business location while also benefiting from additional real estate investment income.

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## OFFERING SUMMARY

Sale Price:

\$829,900

Total Building Size

15,000 SF

2nd Floor, Unit 4 Condominium Size (For Sale)

7,500 SF

Unit 4 Tenants (including owner occupier/seller)

7

Year Built

1988

Pro-Rata Parking, Unit 4 (unreserved)

34

Site

1.8 acres

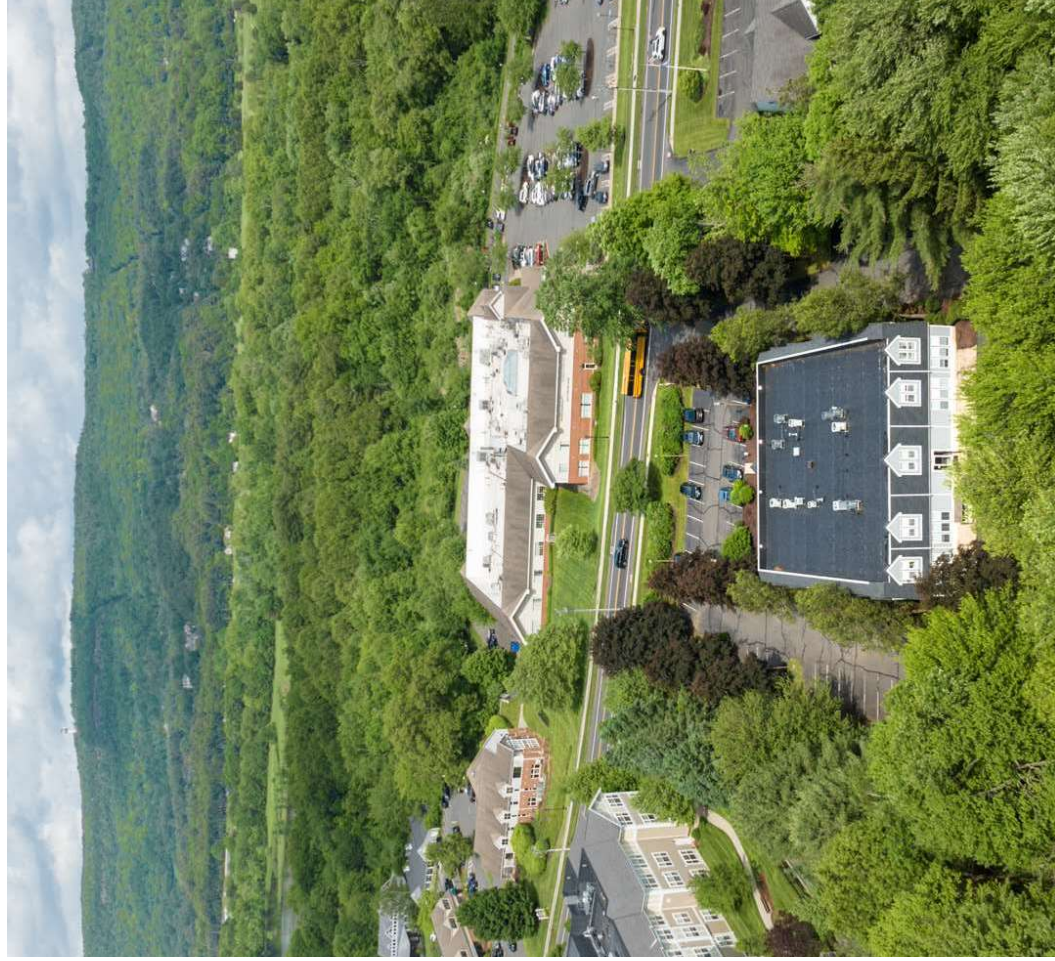


# OFFERING HIGHLIGHTS

## FOR SALE: 111 Simsbury Road, Unit 4

### PROPERTY HIGHLIGHTS

- **Prime Location:** Situated in the charming Town of Avon, Connecticut, along the bustling Route 10/202 corridor, offering unmatched convenience and accessibility.
- **Dramatic views of Heublein Tower and Talcott Mountain**
- **Prime Office Space:** 7,500 square foot office condominium on the 2nd floor, with a controlling interest in the condominium association.
- **Income Potential:** Owner occupies approximately 54% of the space, leasing the remaining area to four tenants on short-term contracts, providing additional real estate investment income. Current owner is willing to vacate or lease back a portion of their space.
- **Subdivision of Unit 4 into smaller condo units is permitted.**
- **Nearby Amenities:** Proximity to Healthtrax, Hartford Healthcare, Avon Family Wellness Center, and Riverdale Farms, with specialty shops and restaurants at Avon Village Center and Avon Town Shops just a short walk away.
- **Well-Maintained Property:** Dramatic, large architectural windows, steel frame structure with poured concrete floors, asphalt paving for 67 vehicles, building and ground-mounted lights, and typical landscaping with ornamental trees and ground plantings.
- **Convenient and efficient layout:** Private offices and open desk/cubicle space with a full kitchenette and common restrooms centrally located.
- **Strategic Investment:** Ideal for businesses looking to establish a strategic location while benefiting from additional real estate investment income.
- **Façade Signage** available with the possibility of an additional monument sign to be installed.



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# PROPERTY DESCRIPTION

FOR SALE: 111 Simsbury Road, Unit 4

## LOCATION DESCRIPTION

Nestled in the picturesque Town of Avon, Connecticut, 111 Simsbury Road boasts a prime location along the bustling Route 10/202 corridor. This strategic position ensures easy accessibility from neighboring towns like Simsbury, Canton, Granby, and Farmington. Your employees and clients will love the convenience and charm of this area, with a wealth of nearby amenities.

Just across the street, you'll find Healthtrax, Hartford Healthcare, the Avon Family Wellness Center, and Riverdale Farms. For those looking to explore further, the specialty shops and restaurants at Avon Village Center and Avon Town Shops are just a short walk away.

## SITE DESCRIPTION

Site illumination is achieved through a combination of building and ground-mounted lights, as well as 12 metal pole-mounted lights. The typical landscaping includes grass and ornamental tree areas, along with ground plantings surrounding all sides of the building. There are walkways at both the front and rear of the building.

There are no easements of record that would affect the utility and value of the subject or inhibit development to its highest and best use of office and medical.

## PARKING DESCRIPTION

The site has been improved with adequate asphalt paving, offering on-site parking for approximately 67 vehicles. This translates to a parking ratio of 4.66 spaces per 1,000 square feet of office space, ensuring ample parking availability for the entire condominium.

## UTILITIES DESCRIPTION

Electricity -	Eversource
Natural Gas-	Not Connected
Cable/Internet-	Comcast
Phone-	Frontier
Sewer-	Connected
Water-	Aquarian Water Company

## CONSTRUCTION DESCRIPTION

The building is a charming two-story steel structure with aluminum studding. The ground level houses Units 1A, 1B, 1C, 1D, 2 and 3 while the second level features Unit 4, the subject of our focus. The building is square in shape, with exterior entrances on both the east and west sides. Inside, there are two stairwells and a small elevator lobby near the center of the building.

The second floor is divided among several tenants, with the owner's law firm occupying the southern half of Unit 4. This area includes perimeter offices, along with a fully equipped kitchenette featuring upper and lower cabinets and a single-bowl stainless steel sink. The remaining space is leased to other tenants. Additionally, common Men's and Women's Restrooms are conveniently located in the central area, separating the southern and northern portions of Unit 4.

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# PROPERTY DETAILS (UNIT 4)

FOR SALE: 111 Simsbury Road, Unit 4

## LOCATION INFORMATION

Street Address	111 Simsbury Rd, Unit 4
City, State, Zip	Avon, CT 06001
County	Hartford
Road Type	Paved
Nearest Airport	Bradley International Airport

## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	OP
Lot Size	78,561 SF
APN #	AVON M:36 L:3974111
Lot Frontage	222 ft

## CONDOMINIUM BUILDING INFORMATION

Building Size/ Unit 4	15,000/7,500 SF
Occupancy %	100.0%
Tenancy	Multiple
Total Building Number of Floors	2

## PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	4.46
Parking Spaces/Unit 4 Pro-Rata	67/34

## UTILITIES & AMENITIES

Handicap Access	Yes
Elevators	One, 2-stop, 2,500 pound Dover
Number of Elevators	1
HVAC	Electric Heat Pumps
Broadband	Cable
Restrooms	Two 2-Fixture and Two 1-Fixture Men's and Women's Rooms
Landscaping	Grass and ornamental tree areas and ground plantings around the building

Unit 4 Number of Floors	1 Full Floor
Year Built	1988
Gross Leasable Area	7,500 SF
Roof	Mansard and flat Shingles on Mansard & rubber membrane on flat portion
Walls	Aluminum Studding, Gypsum Cover
Ceilings	Metal Grid with Acoustic Tile
Floor Coverings	Carpet in Office Areas and Marble tile in Bathrooms and Lobbies
Foundation	Slab on Grade
Exterior Walls Finishes	1" Story: Wood Clapboard 2nd Story asphalt shingles.

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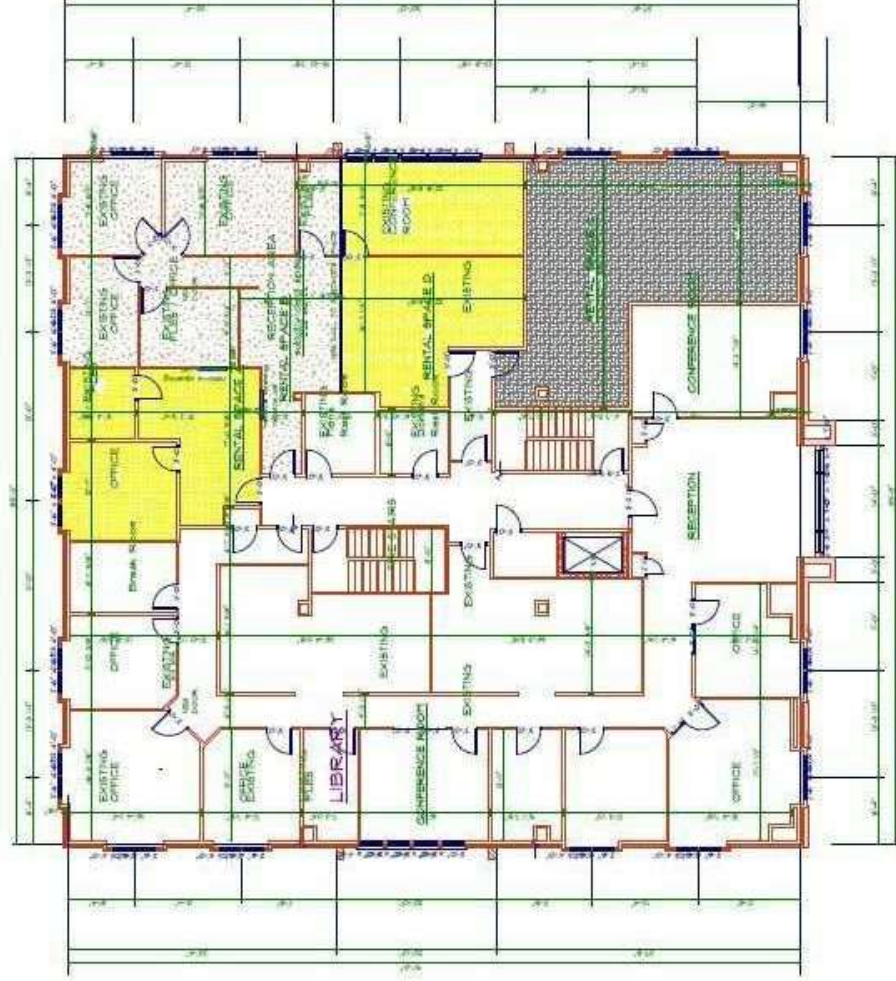
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# 2nd FLOOR PLAN

FOR SALE: 111 Simsbury Road, Unit 4



2ND FLOOR LAYOUT EXISTING

Close....but NOT "As Built"

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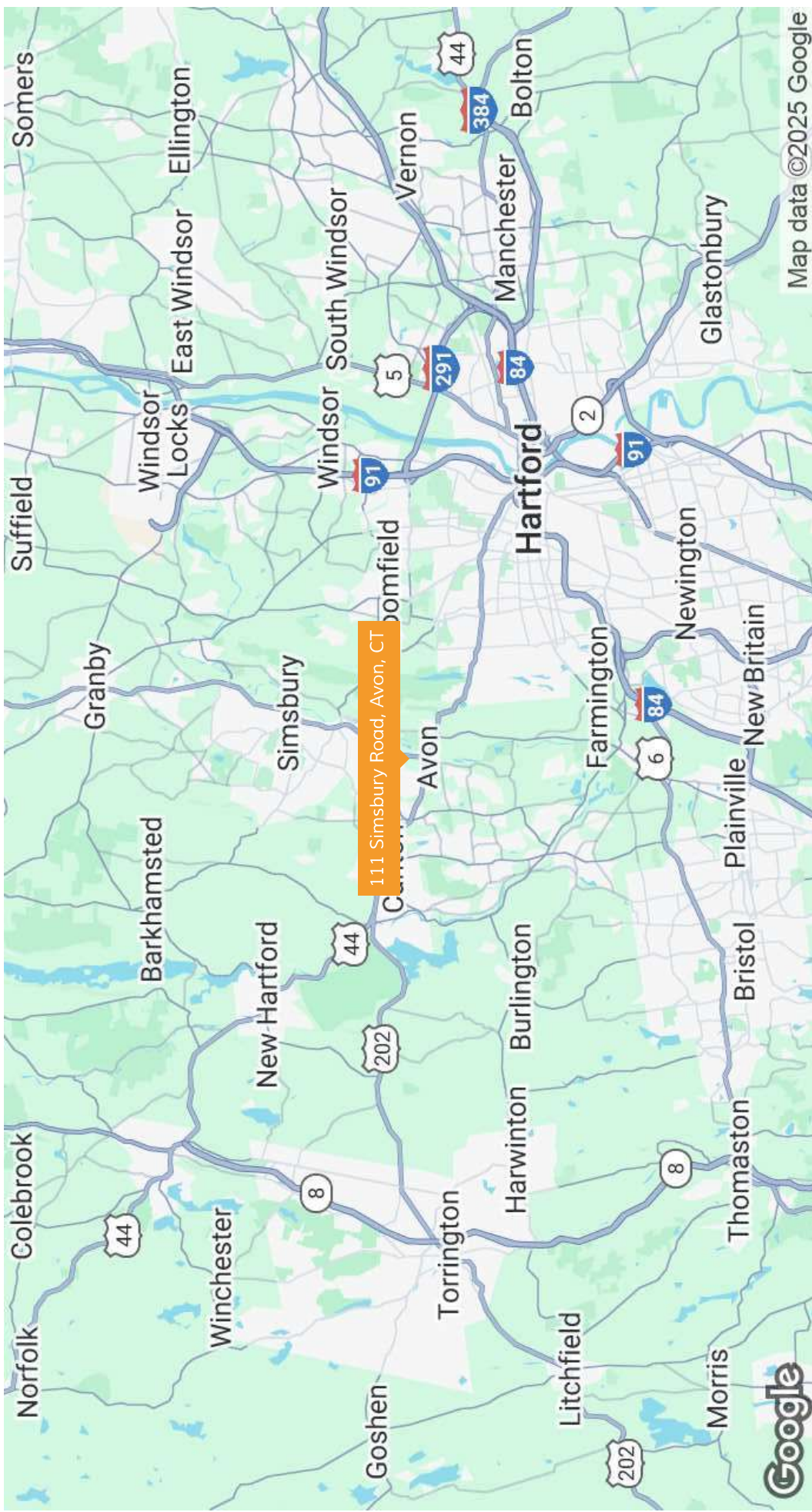
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# REGIONAL MAP

FOR SALE: 111 Simsbury Road, Unit 4



Map data ©2025 Google

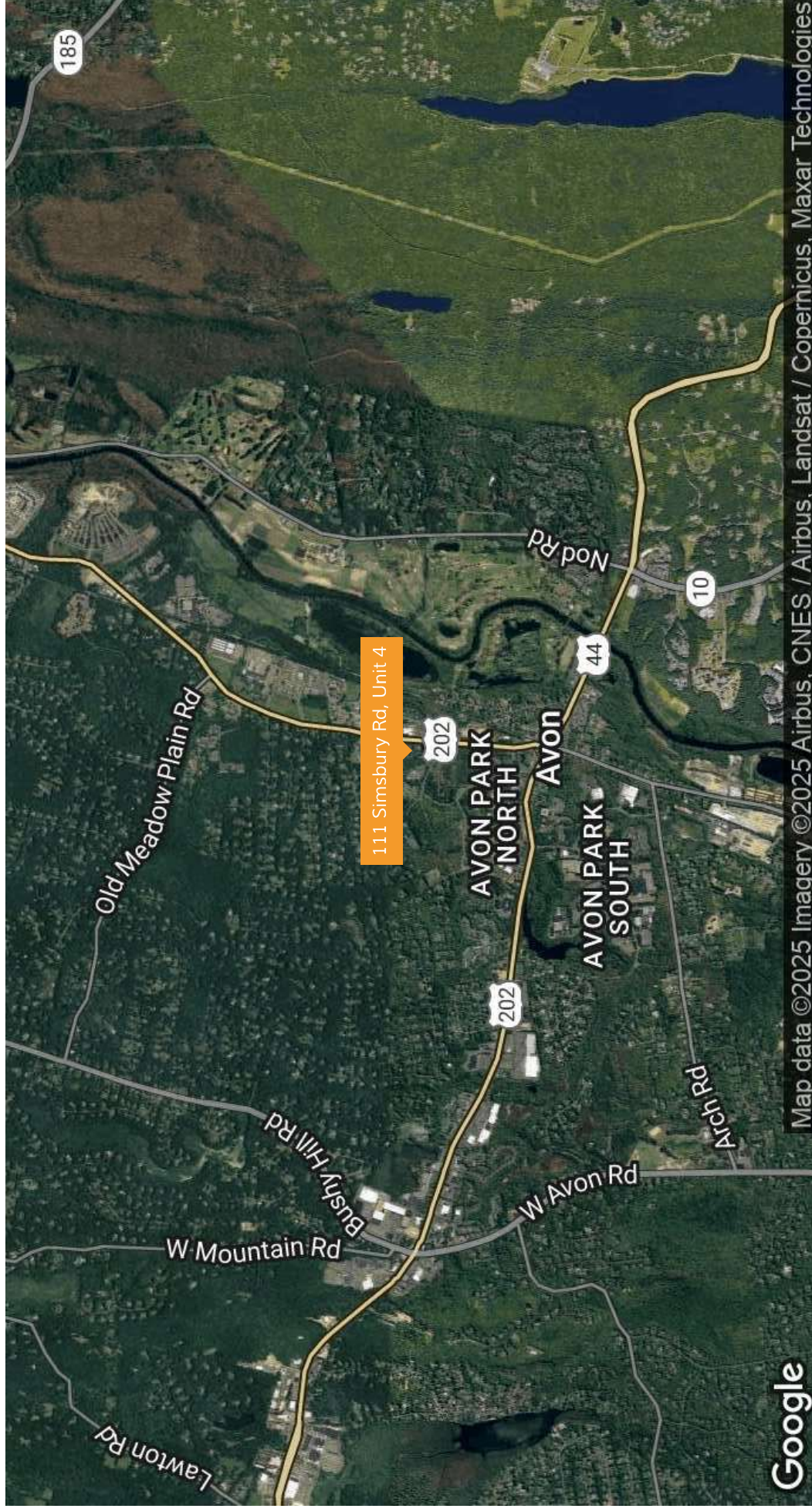
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# LOCATION MAP



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# AERIAL PHOTO



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# RETAIL/RESTAURANT MAP

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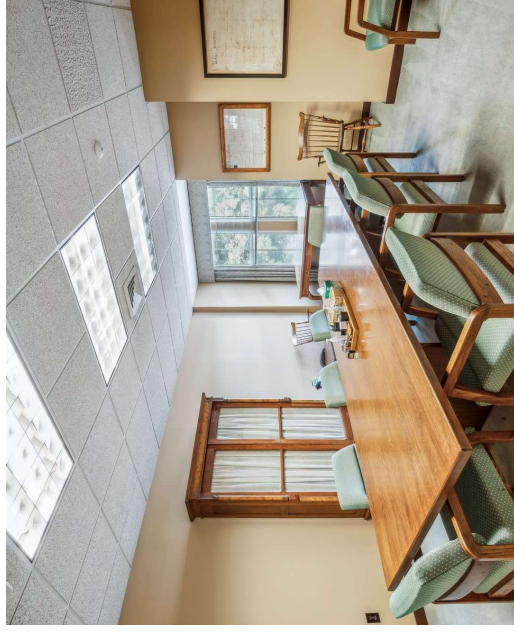
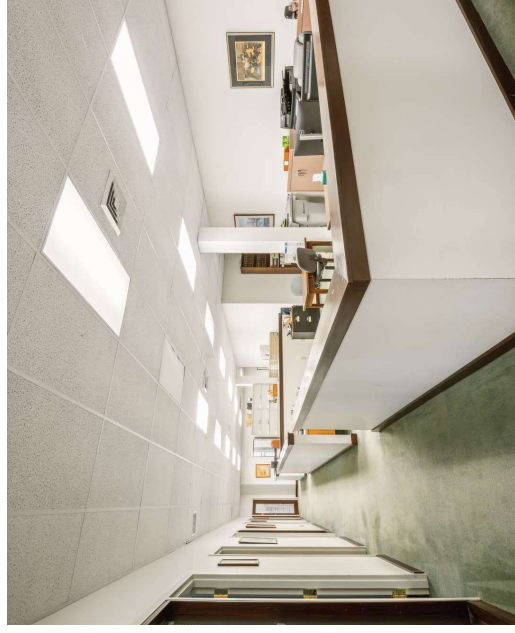
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# SELECTIVE PHOTOS

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