

318 MAIN STREET

Kensington | Berlin, Connecticut

11,679 SF FLEXIBLE COMMERCIAL OPPORTUNITY

Owner-User | Medical Office | Multi-Tenant Potential

EXECUTIVE SUMMARY



11,679 SF | 3 LEVELS | CCD-2 ZONING | FLEXIBLE OCCUPANCY

318 Main Street presents a substantial commercial opportunity in the heart of Kensington Village. The 11,679-square-foot building spans three levels and is currently configured for office use, with flexibility to support a single occupant, multiple individual medical office suites, or a potential three-unit configuration.

The property is positioned for an owner-user, investor, or hybrid strategy. Multiple entrances, eight lavatories, a break room and a loading dock add practical functionality for a broad range of commercial users.

INVESTMENT HIGHLIGHTS

- 11,679 SF commercial building across three levels
- Flexible layout for single-user or multi-tenant occupancy
- Potential for multiple individual medical office suites
- Potential division into three separate units
- CCD-2 zoning supports a broad range of commercial uses
- Eight lavatories, break room and loading dock
- Multiple entrances support separate occupancy strategies
- Existing office buildout with private offices and work areas
- Owner-user, investment and adaptive-reuse potential
- Central location in the heart of Kensington Village



PROPERTY OVERVIEW

BUILDING SIZE

11,679 SF

LEVELS

3

CURRENT CONFIGURATION

Commercial office

LAVATORIES

8

BREAK ROOM

Yes

LOADING

1 loading dock

OCCUPANCY

Single-user or multi-tenant potential

ZONING

CCD-2

CCD-2 ZONING - BROAD COMMERCIAL FLEXIBILITY

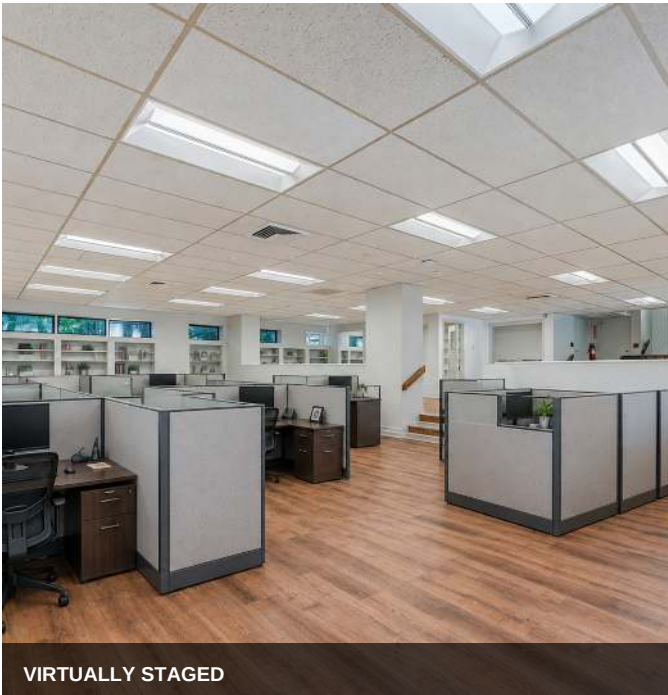
Potential uses include office, medical, retail, studio and fitness concepts.

Potential uses may include medical office suites, retail shop businesses, art and dance studios, health and fitness clubs, and other commercial uses. All uses should be independently confirmed with the Town of Berlin and are subject to applicable approvals and regulations.



INTERIOR VISION

Virtually staged imagery illustrates the potential of the existing commercial interiors.



EXISTING BUILDOUT & AMENITIES

Representative existing spaces and building amenities.



BREAK ROOM | EXISTING OFFICE BUILDOUT | MULTIPLE ENTRANCES

THE OPPORTUNITY

One building. Multiple strategies.

OWNER-USER

Occupy the full 11,679 SF as a company headquarters, professional office or medical facility.

OWNER + INCOME

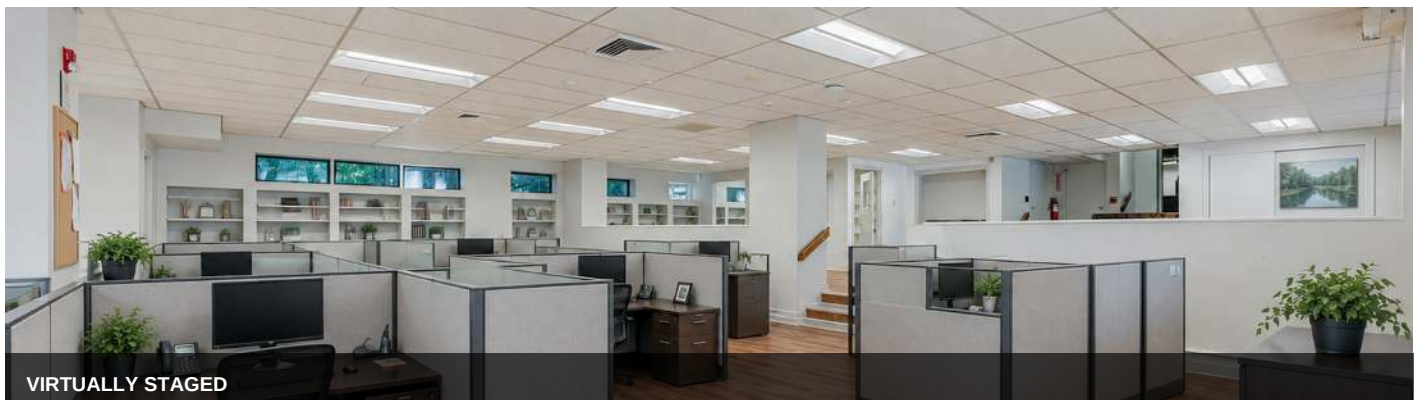
Occupy a portion of the building while potentially leasing remaining space to other users.

MULTI-TENANT

Explore a potential three-unit configuration or multiple individual medical office suites.

ADAPTIVE USE

Leverage CCD-2 zoning flexibility for retail, studio, fitness and other permitted commercial concepts.



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OFFERING MEMORANDUM