

Perry Plaza – an Existing Commercial Center
 174 East Street, Plainville, CT
 16,336 Square Feet of Building

FOR SALE and FOR LEASE

Units Held for Sale or Lease – Expense Pass-throughs

<u>Unit 510 Square Foot Unit</u>		<u>Annually</u>
Expense Pass-throughs-Real Estate Taxes	510 sf x \$2.03 psf =	\$ 86.28
Expense Pass-throughs-Insurance	510 sf x \$0.50 psf =	\$ 21.25
<u>Expense Pass-throughs-Maintenance & Other</u>	<u>510 sf x \$3.47 psf =</u>	<u>\$ 147.47</u>
Expense Pass-throughs-Total	510 sf x \$6.00 psf =	\$ 255.00

<u>Unit 1,050 Square Foot Unit</u>		<u>Annually</u>
Expense Pass-throughs-Real Estate Taxes	1,050 sf x \$2.03 psf =	\$ 177.63
Expense Pass-throughs-Insurance	1,050 sf x \$0.50 psf =	\$ 43.75
<u>Expense Pass-throughs-Maintenance & Other</u>	<u>1,050 sf x \$3.47 psf =</u>	<u>\$ 303.62</u>
Expense Pass-throughs-Total	1,050 sf x \$6.00 psf =	\$ 525.00

<u>Unit 4,786 Square Foot Unit</u>		<u>Annually</u>
Expense Pass-throughs-Real Estate Taxes	4,786 sf x \$2.03 psf =	\$ 810
Expense Pass-throughs-Insurance	4,786 sf x \$0.50 psf =	\$ 199
<u>Expense Pass-throughs-Maintenance & Other</u>	<u>4,786 sf x \$3.47 psf =</u>	<u>\$ 1,384</u>
Expense Pass-throughs-Total	4,786 sf x \$6.00 psf =	\$ 2,393

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Base Rent Per Month

<u>For Lease - Retail/Office/Medical Office – Available Units</u>		<u>Annual Base Rent</u>
For Lease - Retail/Office/Medical Office	510 sf x \$23.63 psf	\$ 1,004
For Lease - Retail/Office/Medical Office	1,050 sf x \$20.91 psf	\$ 1,829
For Lease - Retail/Office/Medical Office	4,786 sf x \$18.18 psf	\$ 7,251
For Lease - Retail/Office/Medical Office	6,346 sf x \$20.91 psf	\$ 1,829

<u>For Lease - Retail/Office/Medical Office – Available Units</u>		<u>Total Occupancy Cost by Unit</u>
Base Rent - Retail/Office/Medical Office	510 sf x \$23.63 psf	\$ 1,004
Expense Pass-throughs-Total	510 sf x \$6.00 psf	\$ 255
Total – Base Rent and Expense Reimbursement	510 sf x \$29.63 psf	\$ 1,259

<u>For Lease - Retail/Office/Medical Office – Available Units</u>		<u>Total Occupancy Cost by Unit</u>
For Lease - Retail/Office/Medical Office	1,050 sf x \$20.91 psf	\$ 1,829
Expense Pass-throughs-Total	1,050 sf x \$6.00 psf	\$ 525
Total – Base Rent and Expense Reimbursement	1,050 sf x \$29.91 psf	\$ 2,354

<u>For Lease - Retail/Office/Medical Office – Available Units</u>		<u>Total Occupancy Cost by Unit</u>
Base Rent - Retail/Office/Medical Office	4,786 sf x \$18.18 psf =	\$ 7,251
Expense Pass-throughs-Total	4,786 sf x \$6.00 psf =	\$ 2,393
Total – Base Rent and Expense Reimbursement	4,786 sf x \$34.18 psf	\$ 9,644

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500 Summer Street, Suite 500, Stamford, CT 06910 CELL 860-891-8551

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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BUILDING INFORMATION

Gross Building Area: 16,336 square feet
Available Square Footage: 12,976 square feet
Occupied: 2,850 square feet
Contract Commitments – 7,140 square feet
Vacancy and Free of Commitments – 8,686 square feet
Number of Floors – 1
Loading Docks – None
Roof Type – Flat Rubber and Composite Roof
Year Built/Renovated – 1966; 2024-2025

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MECHNICAL 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

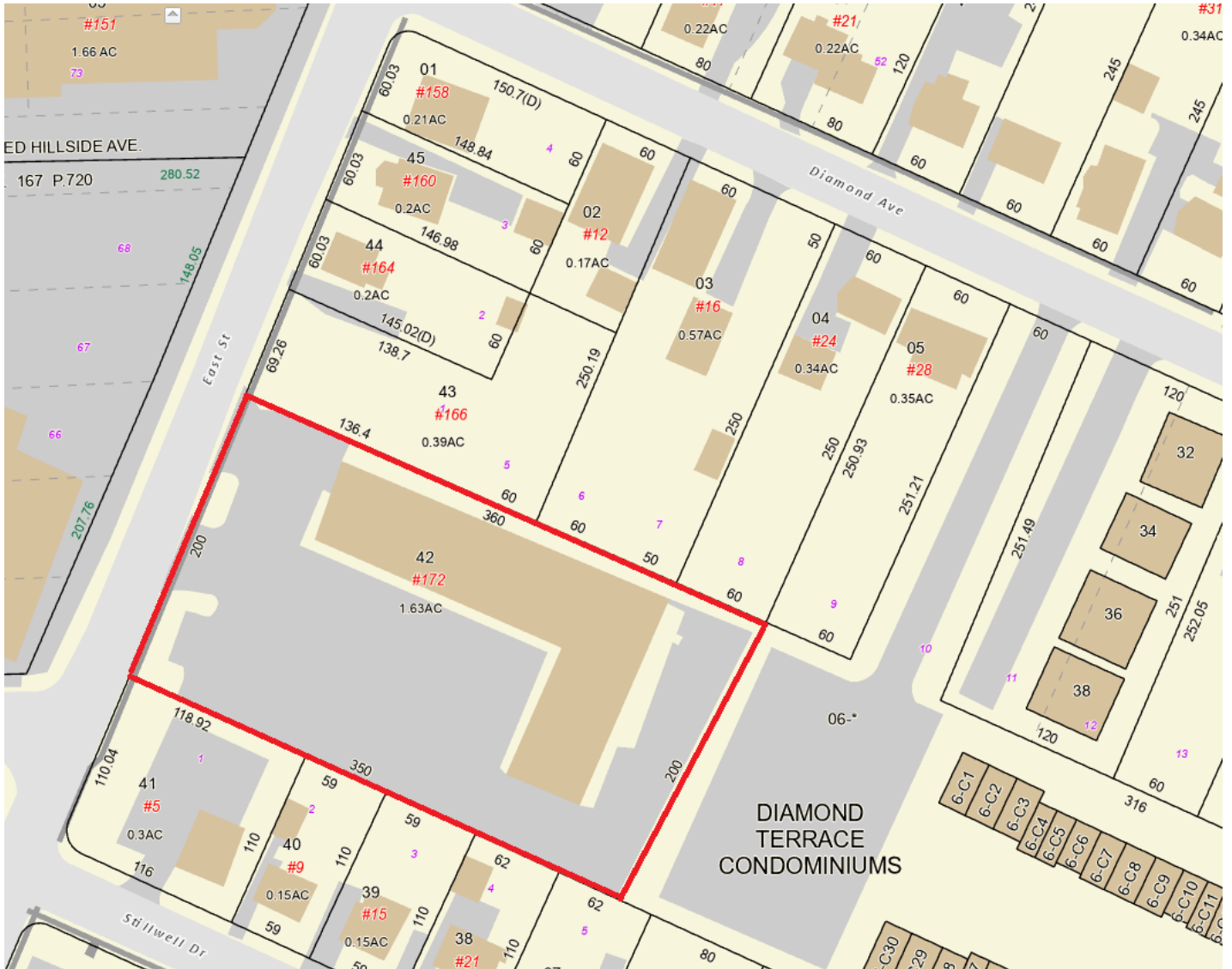
Pharmacy

AREA DEVELOPMENT

Mixed-use

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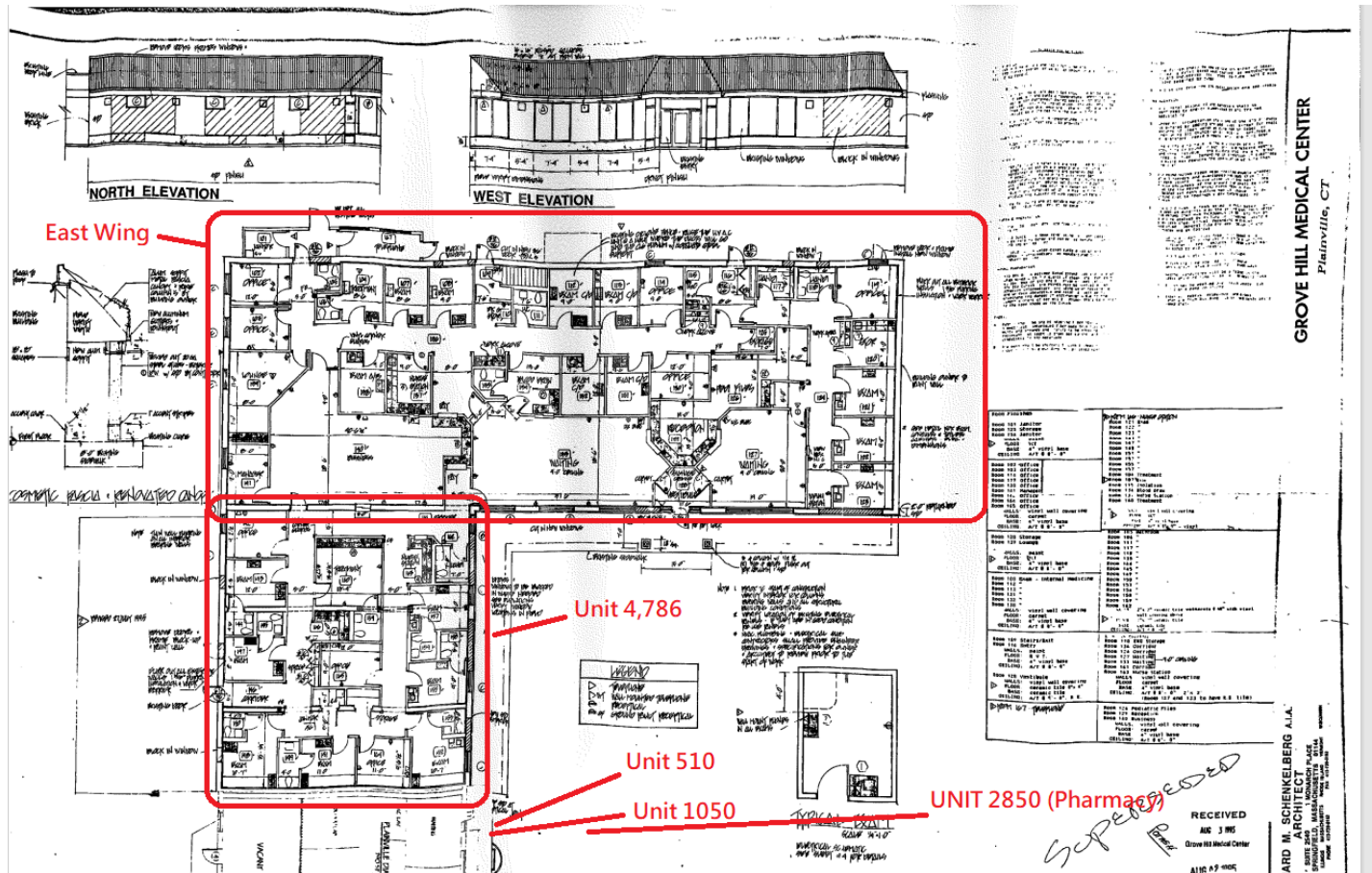
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Floor Plans



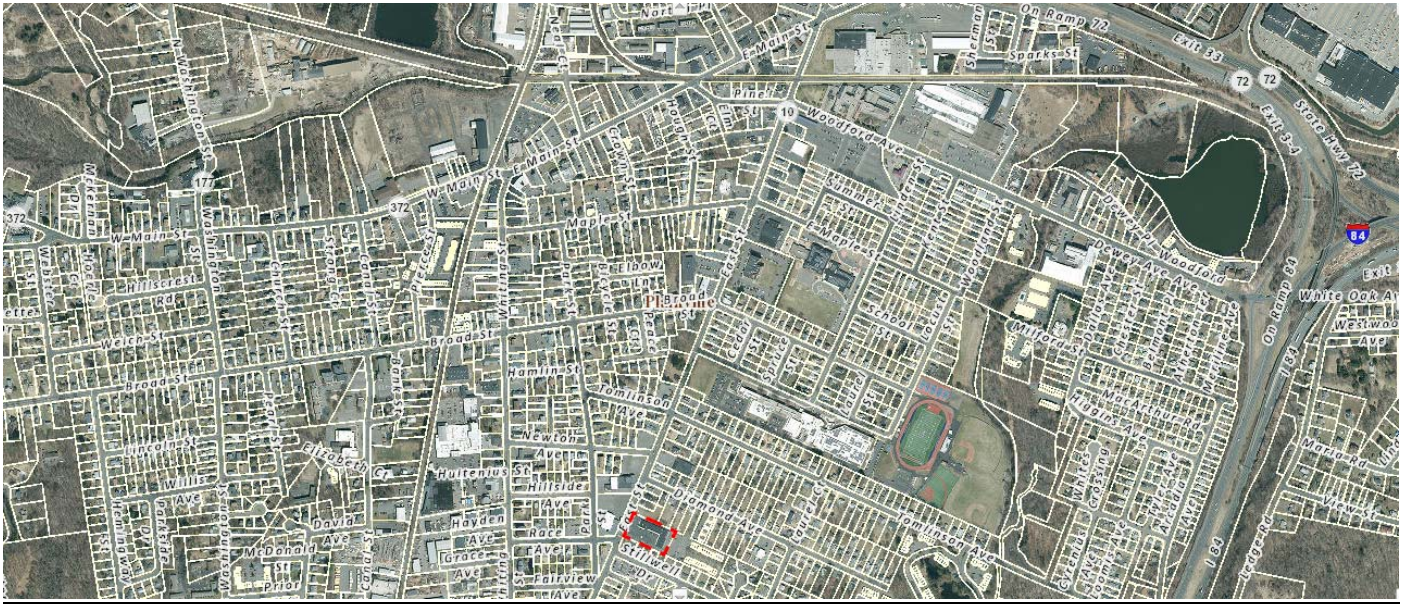
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AERIAL PHOTO



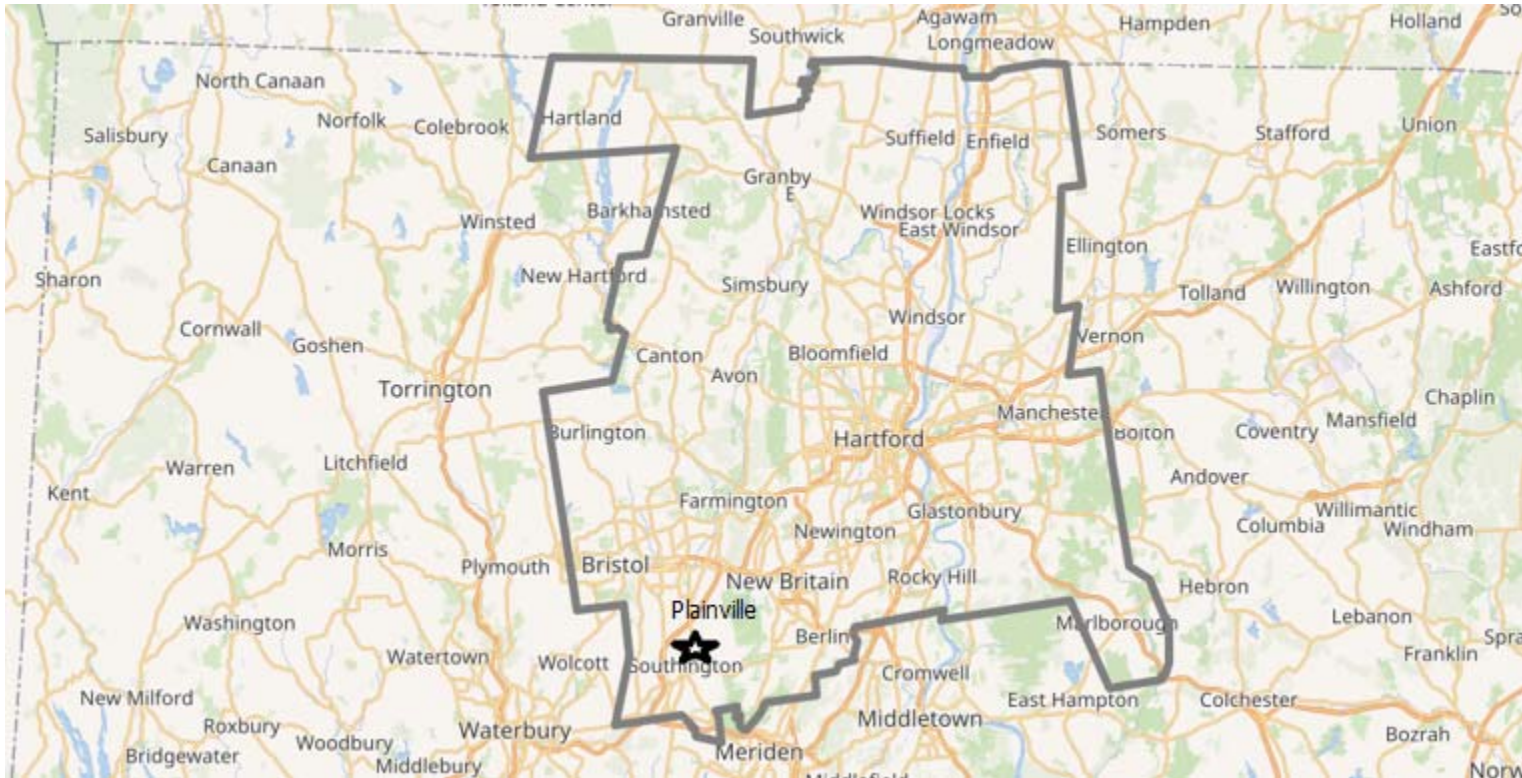
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172-184 EAST STREET, PLAINVILLE, CT – MEDICAL SUITES FOR LEASE

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