



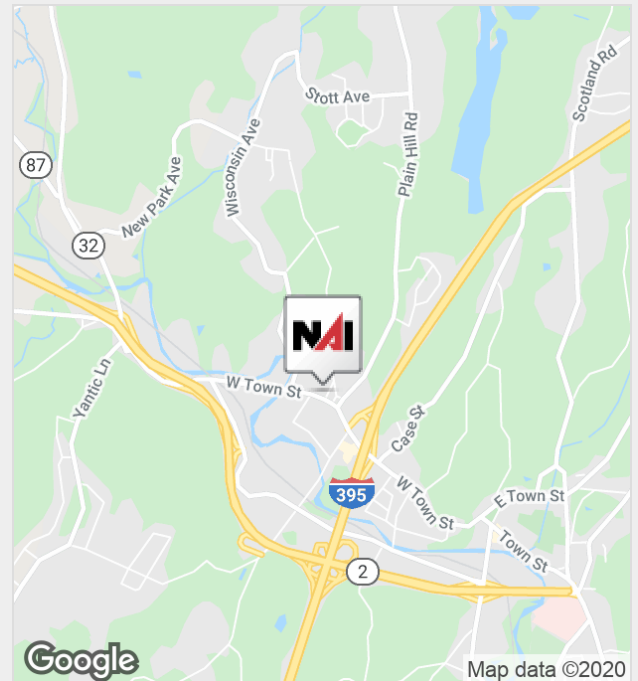
## 219 West Town Street

219 West Town Street, Norwich, Connecticut 06360

### Property Features

- Investment Opportunity
- 7165 SF Leased Office Building For Sale
- Great Location West Town St near I-395 and Business Park
- Recently Renovated in Excellent Condition
- 7.9% Cap Rate

Demographics	1 Mile	5 Miles	10 Miles
Total Population:	1,677	59,937	119,933
Total Households:	718	24,295	46,529
Average HH Income:	\$87,976	\$67,352	\$75,343



For more information:

**Hugh Schnip**

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**Sale Price: \$595,000**

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NAI Elite, LLC

901 Farmington Avenue, West Hartford, CT 06119

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## Property Details

<b>Total Building Sq Ft</b>	7,165 SF	<b>Dock, Drive-In &amp; Rail Access</b>	Drive-In
<b>Lot Size:</b>	0.33 Acres	<b>Electric Service</b>	400Amp
<b>Max Contiguous / Min Sub Divide</b>	TBD	<b>Phone / Data Service</b>	Yes
<b>Number Of Units</b>	7	<b>Back-Up Power Supply</b>	No
<b>Rentable / Useable Sq Ft Ratio</b>	-	<b>HVAC</b>	Yes
<b>Additional Buildings</b>	1	<b>Type Of Heat</b>	Split System
<b>Frontage</b>	100	<b>Natural Gas / Propane / Oil</b>	Natural Gas
<b>Parking</b>	15	<b>City Water / Well</b>	City Water
<b>Number Of Floors</b>	2	<b>Sewer / Septic</b>	City Sewer
<b>Year Built:</b>	1940	<b>Sprinkler System</b>	N/A
<b>Ceiling Height</b>	8 - 9 ft	<b>Fire Prevention, Security Alarm Y Life Safety</b>	N/A
<b>Ceiling Type</b>	Acoustical	<b>Environmental Assessment</b>	N/A
<b>Restrooms</b>	Yes	<b>Zoning</b>	Neighborhood Commercial
<b>Lighting</b>	Yes	<b>Assessment</b>	-
<b>Construction</b>	Grade B Office Building recently remodeled. Quality construction work throughout.	<b>Mill Rate</b>	41.01
<b>Framing</b>	Wood Frame	<b>Estimated Taxes Per Sq Ft</b>	\$2.48
<b>Roof Type</b>	New Asphalt shingle	<b>Estimated Insurance Per Sq Ft</b>	\$0.00
<b>Column Spacing</b>	TBD	<b>Estimated CAM Per Sq Ft</b>	\$0
<b>Elevator</b>	-	<b>Access / Visibility</b>	Excellent
<b>Basement</b>	No	<b>Location Setting</b>	Commercial Business Area
<b>Storage</b>	Yes	<b>Traffic Count</b>	18000
		<b>Signage</b>	Yes

## Demographics

1 Mile

5 Miles

10 Miles

## Property Highlights

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