



**790 FARMINGTON AVENUE
FARMINGTON, CT 06032**

\$485,000

4,193 SF AVAILABLE FOR SALE

Sentry Commercial, as exclusive agent for the owner, is pleased to present 790 Farmington Avenue, Farmington for sale.

- 4,193 square foot free standing office condominium building
- Ideal for full or partial building user
- Immediately available
- Less than one mile to and from I-84 at exit 39

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790 FARMINGTON AVENUE, FARMINGTON CT

\$485,000

BUILDING SPECIFICATIONS

Gross Square Feet: 4,193 SF
First Floor: 2,046 SF
Second Floor and Loft: 2,147 SF
Roof: Asphalt shingle; 2001
Construction: Wood with vinyl siding
Date Built: 1975

MECHANICALS

Heat: Gas
Air Conditioning: Central Air
Lighting: Various
Sprinkler: No

UTILITIES

Water: Unionville Water Company
Gas: CNG
Sewer: Town of Farmington
Electric: Eversource

LAND

Acres: 2.35
Parking: 4/1,000
Zoning: B1

TAXES

Appraised Value: \$342,364 Assessed Value: \$239,660
Total taxes: \$6,514.00 Taxes PSF: \$1.55
Mill Rate: 27.18
Year Assessed: 2018

CONDO FEE

\$1,584 per month (\$4.70 PSF)
Includes property management, building and grounds maintenance, snow and trash removal, fire monitoring and lavatory maintenance.



SENTRY
COMMERCIAL

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