



FOR SALE

7,900 SF INDUSTRIAL FACILITY

97 FORESTVILLE AVENUE | PLAINVILLE, CT 06062



PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present 97 Forestville Avenue, Plainville CT for sale. This 7,900 square foot industrial facility on 1.11 acres can be subdivided and has multiple uses. The property is located less than a quarter mile from the highway offering great accessibility. The building features a new roof, multiple drive-in doors, buss bars and 1,800 square feet of office space.

PROPERTY HIGHLIGHTS

- Nice image building
- Two buss bars
- Four large drive-in doors
- New roof
- Less than 1/4 mile from Route 72

OFFERING SUMMARY

Sale Price:	\$590,000
Lot Size:	1.11 Acres
Building Size:	7,900 SF

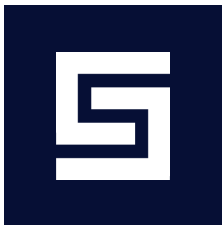
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,329	24,743	50,506
Total Population	7,917	58,115	122,231
Average HH Income	\$69,448	\$70,507	\$77,783

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190 TRUMBULL STREET | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](http://sentrycommercial.com)

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\$590,000

BUILDING SPECIFICATIONS

Building Size	7,900 SF
Office Space	1,800 SF
Warehouse	6,100 SF
Ceiling Height	14 ft
Docks	0
Drives	4
Roof	Shingle (2013)
Column Spacing	Clear span
Year Built	1989

MECHANICAL/UTILITIES

Power	2 Services; 400 amp, 120/208 volt, 3 phase and 400 amp, 480/277 volt, 3 phase
Heat	Gas
Air Conditioning	Office
Lighting	Sodium
Water/Sewer Company	City
Gas / Propane	Yes
Electric Company	Eversource

LAND

Lot Size	1.11 Acres
Zoning	GI - General Industrial

TAXES

Tax PSF	\$1.34 SF
Assessed Value	\$306,180.00
Year Assessed	2018

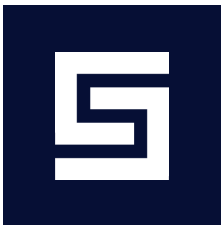


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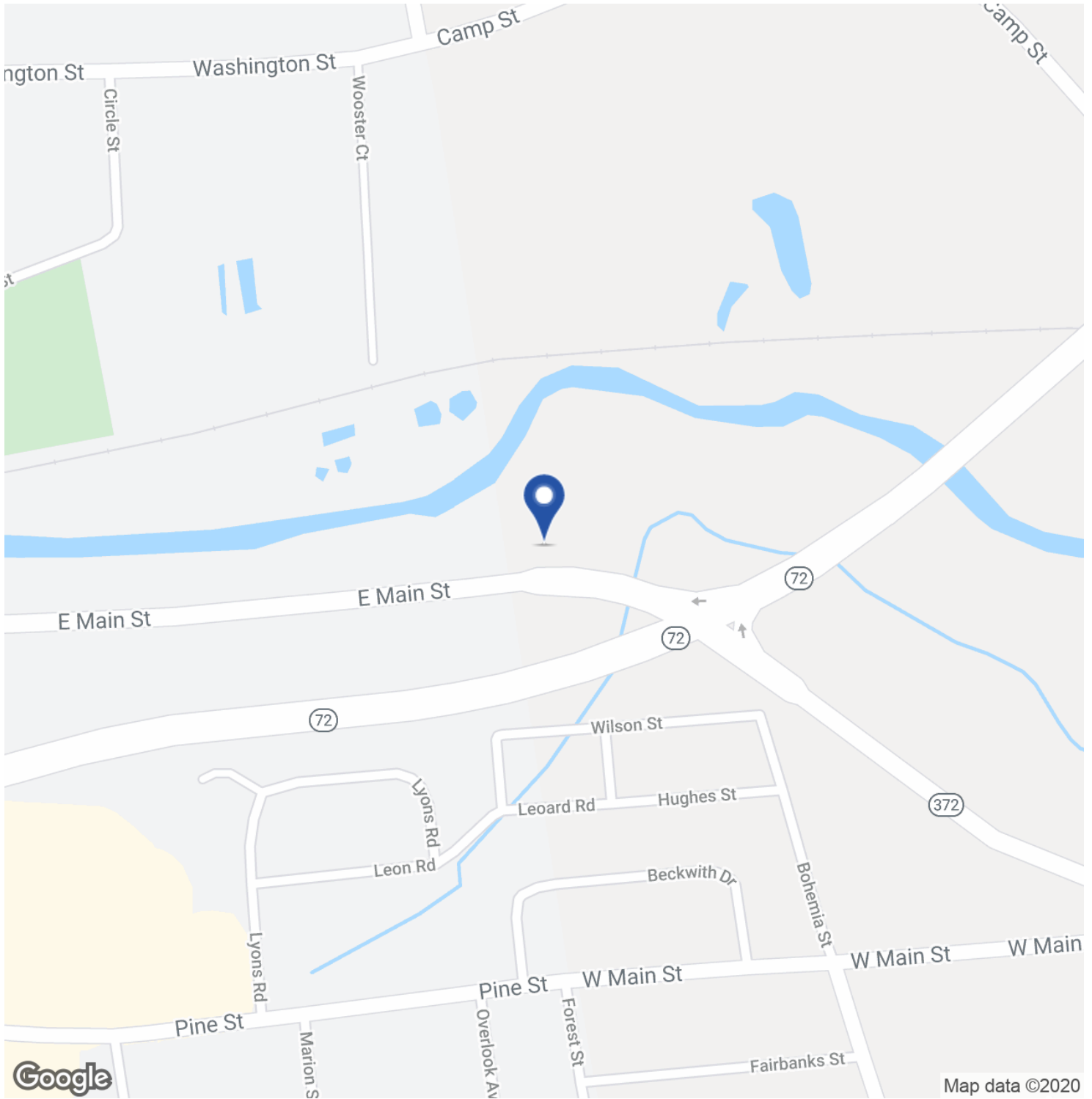
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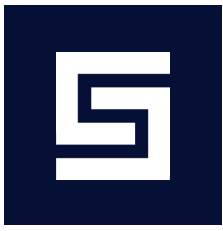


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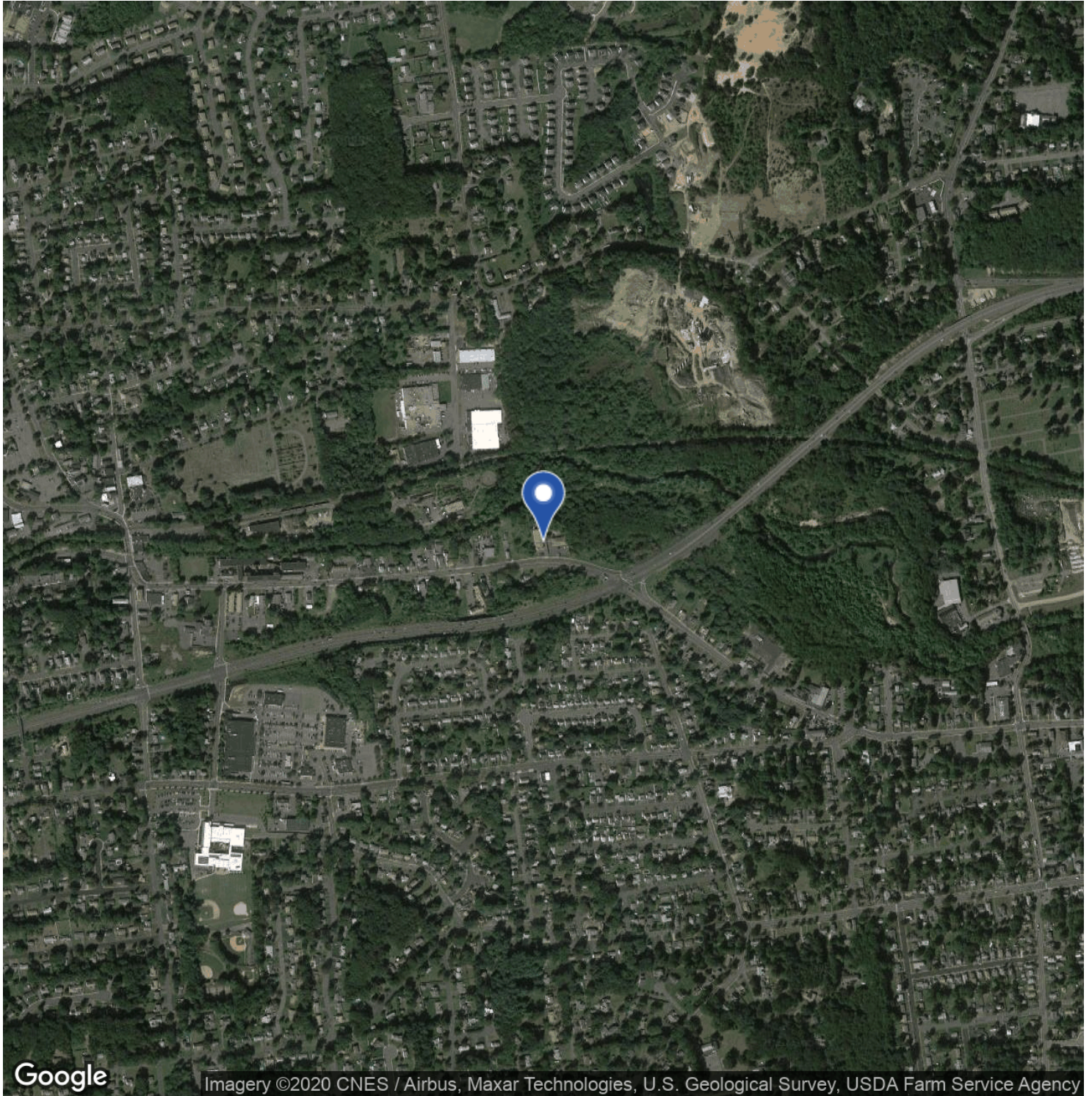
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Google

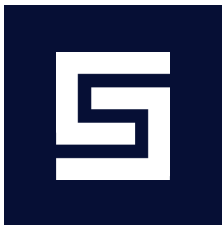
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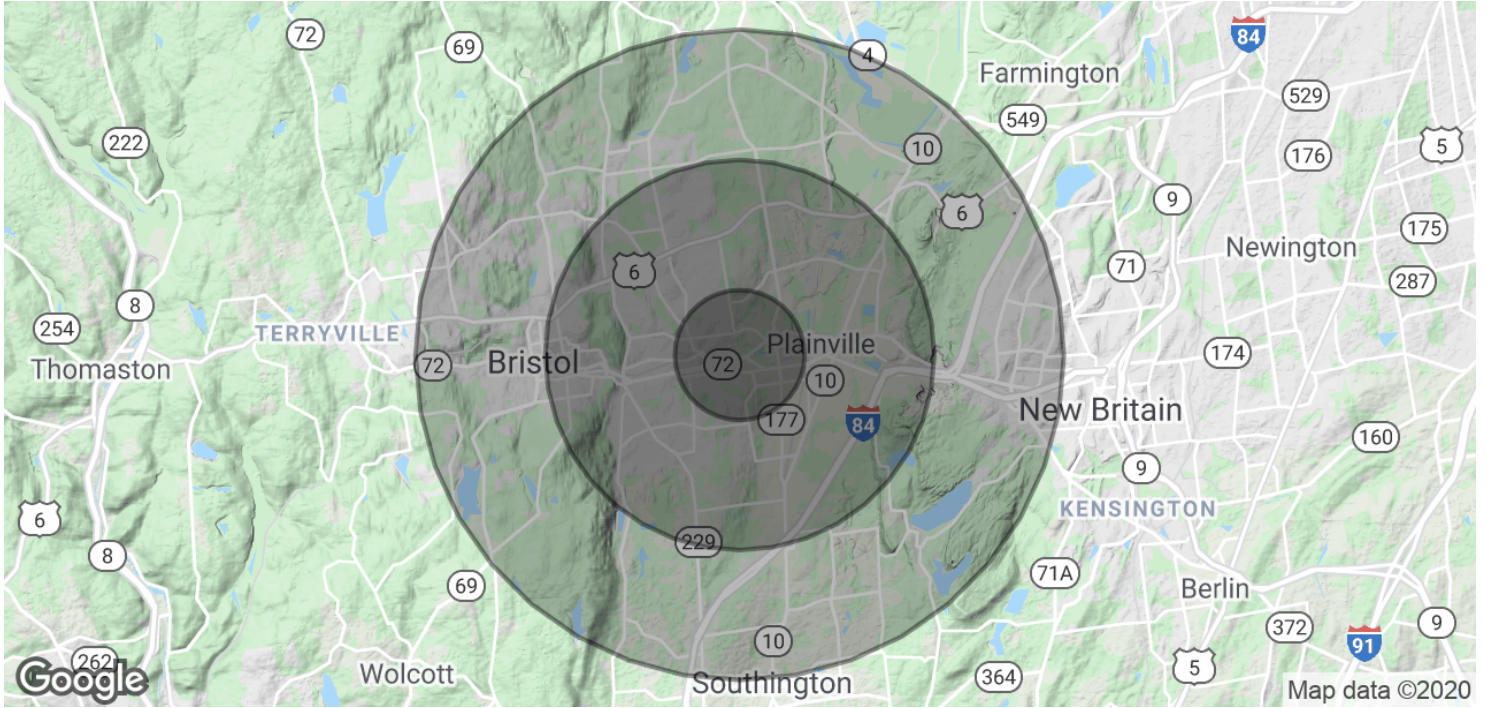
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,917	58,115	122,231
Average age	41.4	41.3	41.1
Average age (Male)	40.0	39.7	39.2
Average age (Female)	42.8	43.0	42.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,329	24,743	50,506
# of persons per HH	2.4	2.3	2.4
Average HH income	\$69,448	\$70,507	\$77,783
Average house value	\$220,907	\$222,367	\$268,393

* Demographic data derived from 2010 US Census

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