



Drubner Commercial
Real Estate Services

530 Middlebury Rd. 211 B
Middlebury, CT 06762
Office 203.753.4116
Fax 203.578.3003



NAME OF BUILDING OR SITE 1144 / 1152 EAST MAIN STREET PAD SITE

TOWN Torrington ST. & NO. 1144 / 1152 East Main Street ZIP 06792

DESCRIPTION **Join the new location of Dr. Fichman Eye Care at a Prime Retail / Office location at a signaled intersection, 1,417 SF (2 story) office / or pad site is available. Other neighbors include Bank of America & Webster Bank 1,800 SF For Lease on the side of new practice.**

WILL DIVIDE _____ PRESENT USES Retail / Office POTENTIAL USES Retail - Medical - Medical

BUILDING	MECHANICAL EQUIPMENT		LAND	
FLOORS <u>2</u>	Heat Type _____	Acres <u>0.54</u>		
Bldg 1 - 1st fl. <u>1,800</u> SF	Elev. _____	Zoning <u>LB</u>		
Ceiling <u>9'</u> (side)	A/C Office _____	Condition of Site (%)		
Bldg 2 - 1st fl. <u>750</u> SF	plant _____	Level <u>X</u>		
2nd fl. <u>665</u> SF	Sprinkler _____	Slope _____		
Other _____	Roof Type _____	Wet _____		
Office SF _____	Year _____	Dry _____		
Total SF avail. <u>3,215</u>	Other <u>All utilities available</u>			

TERMS	
Pad Site	
Lease Price	<u>\$75 NNN</u>
Office (1,800 SF)	<u>\$16 NNN</u>

UTILITIES	
Water:	Municipal <u>X</u> Well _____
Electric:	Amp. <u>100</u> Phase _____
Gas:	<u>X</u> _____
Sewer:	Sanitary <u>X</u> Septic _____

Tenant Pays:	
Insurance	<u>X</u>
Heat	<u>X</u>
Water	<u>X</u>
A/C	<u>X</u>
Electric	<u>X</u>
Taxes	<u>X</u>

REMARKS:

ASSESSMENT:

Land: 1 Building / Pad Site at 1152 East Main St.
 Improvements: The corner of Buena Vista Avenue - East Main St.
 Total: ADT of 20,000 + vehicles a day.
1,800 +/- SF on the side of building (to be completed in Spring 2017)

TRANSPORTATION

Highway Visibility _____
 Interstate Highway _____
 Exit _____
 State Rt. Rt. 202
 RR Siding _____

Mill Rate: _____
 Taxes: TBD

AGENT: JOHN FAMIGLIETTI

Information shown is purported to be from reliable sources. No representation is made as the accuracy thereof and is submitted subject to errors, omission, change of price, rental or other conditions, prior sale or withdrawal notice.