



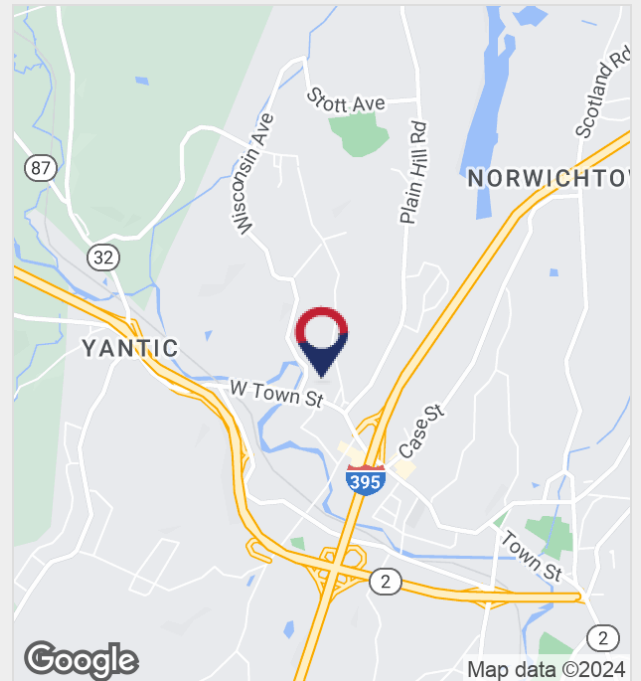
# 219 West Town Street

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

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:

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Sale Price: \$595,000

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## Property Details

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

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## Property Highlights

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