



For Sale

Retail

7,628 SF



36 & 42 West Main Street

Stafford Springs, Connecticut 06076

Property Features

- Retail or Office Opportunity Stafford Springs
- 7,628 SF Two Building Complex with Buildings in Good Condition
- Large Parking Lot located on Busy West Main Street
- Located across from New CVS Store
- Highly Trafficked Route 190
- 42 West Main Street - Finished Basement & Attic Storage

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| Total Population: | 2,988 | 9,483 | 19,064 |
| Total Households: | 1,359 | 3,940 | 7,425 |
| Average HH Income: | \$59,970 | \$71,844 | \$83,002 |

Sale Price: \$595,000



For more information:

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For Sale

Retail**7,628 SF**

Property Details

| | | | |
|---------------------------------|--------------------------------------|---|--------------------------|
| Total Building Sq Ft | 7,628 SF | Dock, Drive-In & Rail Access | Dock |
| Lot Size: | 1.27 Acres | Electric Service | - |
| Max Contiguous / Min Sub Divide | 4938SF/2690SF | Phone / Data Service | Yes |
| Number Of Units | - | Back-Up Power Supply | TBD |
| Rentable / Useable Sq Ft Ratio | - | HVAC | Yes |
| Additional Buildings | 2 | Type Of Heat | Forced Hot Air |
| Frontage | 261 | Natural Gas / Propane / Oil | Propane |
| Parking | 35 | City Water / Well | City Water |
| Number Of Floors | 2 | Sewer / Septic | Sewer |
| Year Built: | 1900 | Sprinkler System | No |
| Ceiling Height | 8.5 ft | Fire Prevention, Security Alarm Y Life Safety | TBD |
| Ceiling Type | Wood- Plaster | Environmental Assessment | TBD |
| Restrooms | Yes | Zoning | Commercial District - LB |
| Lighting | Yes | Assessment | - |
| Construction | Wood frame with Concrete foundations | Mill Rate | 35.5 |
| Framing | Woodframe | Estimated Taxes Per Sq Ft | \$1.39 |
| Roof Type | Asphalt Shingles | Estimated Insurance Per Sq Ft | \$0.00 |
| Column Spacing | TBD | Estimated CAM Per Sq Ft | \$0 |
| Elevator | - | Access / Visibility | Excellent |
| Basement | Yes | Location Setting | Busy Main Highway |
| Storage | Yes | Traffic Count | 12,100 |
| | | Signage | Yes |

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Property Highlights

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