

For Sale

Truck Repair And Service Center

10,000 SF

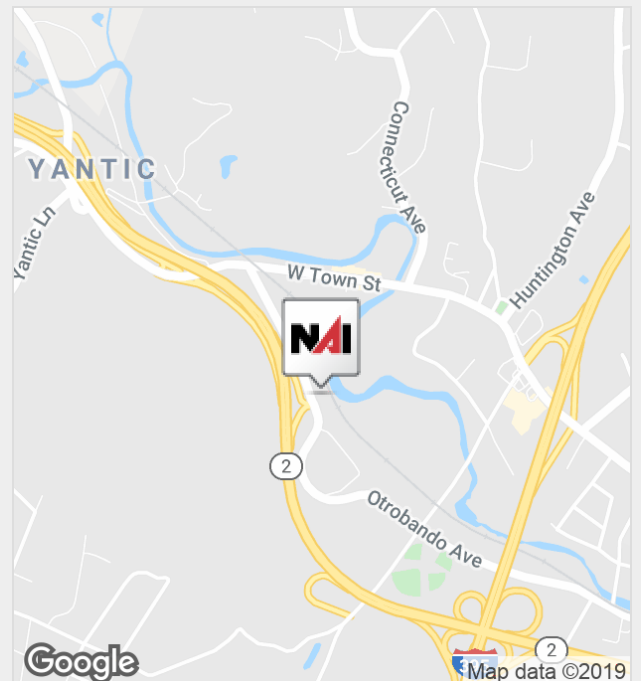


267 Otrobando Ave

267 Otrobando Ave, Norwich, Connecticut 06330

Property Features

- Complete 10,000 SF Truck Repair Shop and Tire Facility For Lease and For Sale
- Great Location Just Off Routes 2 & 32 at Exit 27
- 1 Mile to the I-395 Interchange
- Fully Equipped for Truck and Tractor Trailer Storage and Repair
- Large Paved Parking Lot Featuring an Above Ground Fuel Island
- Ready for Business with Office Space and Showroom



For more information:

Hugh Schnip

877 327 3755 x208 • hschnip@naielite.com



Sale Price: \$1,700,000

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NAI Elite, LLC

901 Farmington Avenue, West Hartford, CT 06119

877 327 3755

naielite.com

For Sale

Truck Repair And Service Center

10,000 SF

Property Details

Total Building Sq Ft	10,000 SF	Dock, Drive-In & Rail Access	Dock and 4 Drive-in Bays
Lot Size:	1.6 Acres	Electric Service	Northwest Public Utilities
Max Contiguous / Min Sub Divide	8000	Phone / Data Service	Yes
Number Of Units	1	Back-Up Power Supply	No
Rentable / Useable Sq Ft Ratio	5,000 - 10,000 SF	HVAC	Office area
Additional Buildings	0	Type Of Heat	Gas
Frontage	370	Natural Gas / Propane / Oil	Natural Gas
Parking	50	City Water / Well	City Water
Number Of Floors	2	Sewer / Septic	Septic
Year Built:	1985	Sprinkler System	No
Ceiling Height	9 - 18 ft	Fire Prevention, Security Alarm Y Life Safety	Yes
Ceiling Type	Acoustical	Environmental Assessment	No
Restrooms	Yes	Zoning	GC
Lighting	Yes	Assessment	\$463,200
Construction	Metal Building and clear span truss.	Mill Rate	43.0
Framing	Steel	Estimated Taxes Per Sq Ft	\$1.80
Roof Type	Steel	Estimated Insurance Per Sq Ft	-
Column Spacing	Clearspan	Estimated CAM Per Sq Ft	-
Elevator	-	Access / Visibility	Excellent
Basement	No	Location Setting	Business Area
Storage	Yes	Traffic Count	40000
		Signage	Facade

Demographics

1 Mile 5 Miles 10 Miles

Total Households:	655	23,528	46,475
Total Population:	1,527	58,220	119,667
Average HH Income:	\$85,729	\$67,775	\$75,960

Property Highlights

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