



58 East Street, Plainville, CT 06062 | 23,000± SF Retail Plaza

SALE PRICE \$2,500,000 | CAP RATE 7.38% | NOI \$184,478

- 93% Occupancy
- NNN Long-Term Leases
- Excellent Location
- 1,500± SF Available for Lease
- 1-story on 1.93 acres in GC Zone
- New Capital Expenditures
 - Roof, HVAC
- Newly Paved Parking Lot
- Highly visible with 17,000± ADT
- 110 parking spaces
- Easy access to I-84, Rt. 72, Rt. 372



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2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

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FOR SALE 



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FOR SALE

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23,000± SF Retail Plaza

BUILDING INFORMATION

GROSS BLD. AREA: 23,000± SF

AVAILABLE AREA: 1,500± SF

OCCUPANCY: 93%

OF FLOORS: 1 plus full basement

LOADING DOCKS: Potential dock

CONSTRUCTION: Brick and concrete block

ROOF TYPE: Rubber Membrane, New

YEAR BUILT: 1957, renovated 2017

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central, New HVAC

HEAT: Gas Hot Air

SPRINKLERED: None

ELECTRIC/POWER: 600 AMP, Separately
Metered Units

SITE INFORMATION

SITE AREA: 1.93 acres

ZONING: GC

PARKING: 110 spaces, 5.78/1000

SIGNAGE: On building

VISIBILITY: Excellent on Rt. 10

FRONTAGE: 274' on East Street

HWY ACCESS: Rt. 10, I-84, Rt. 72, Rt. 372

TRAFFIC COUNT: 17,000 ADT

UTILITIES

SEWER/WATER: City

GAS: Yes

TAXES

ASSESSMENT: \$704,620

MILL RATE: 29.17

TAXES: \$20,554/annually, \$1.19/SF

OTHER TENANTS: Advanced Auto Parts, Silas Deane Pawn, Subway, Practice Fusion Center

AREA RETAIL: Dunkin Donuts, CVS, Domino's, Liberty Bank, Dairy Queen, Lowe's



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