

Retail / Medical / Office Building for Sale

1975 Silas Deane Highway, Rocky Hill, CT

H. Pearce Commercial Real Estate is pleased to offer a 6,114 sf free standing, masonry building on 0.96 acre. Excellent location in high traffic / high visibility area along the Silas Deane Highway. Great for retail, medical and/or service related business. Just 0.4 mile to I-91.



6,114 SF Available for Sale

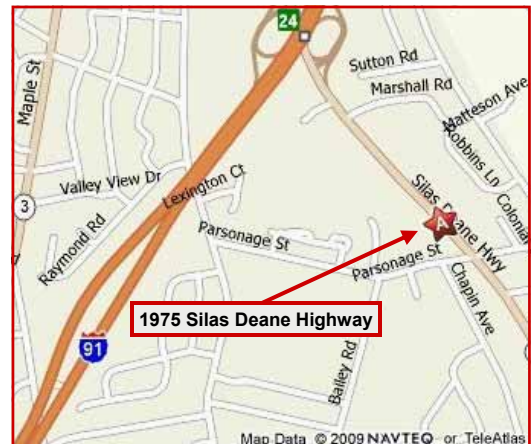
Building Specifications

- Building:** 6,114 SF
- Exterior:** Masonry
- Year Built:** 1972; Remodeled in 1989
- Features:**
- Free standing retail building
 - High traffic / 17,500 ADT
 - Situated on 0.96 acre
 - All utilities
 - 400 amp, 3 phase
 - Gas heat
 - Parking for 25+/- cars
 - 0.4 mile to I-91
 - A-2 survey available

Occupancy: At closing

Zoned: CML

SALE PRICE: **\$695,900**



Location: I-91, Exit 24. South 0.4 mile on Silas Deane Highway. Building is on right.

For additional information contact:

Neil L. Riley (x603) or Virginia L. Vinci (x605)
860.721.8100

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vvinci@hpearce.com

Information herein is subject to errors and omissions, believed to be accurate, but is not warranted.

393 State Street, North Haven, CT 06473 • 203-281-3400

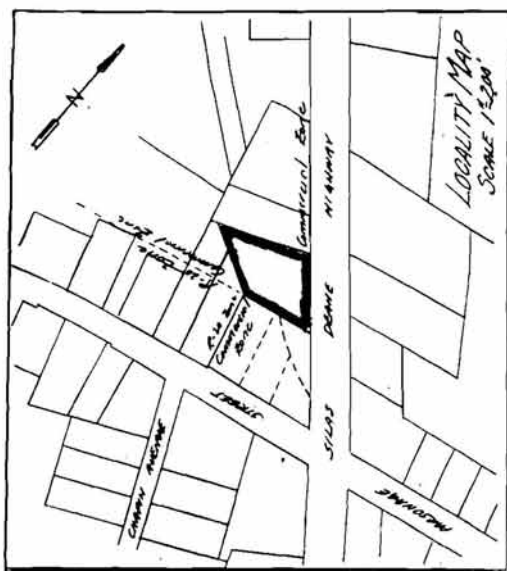
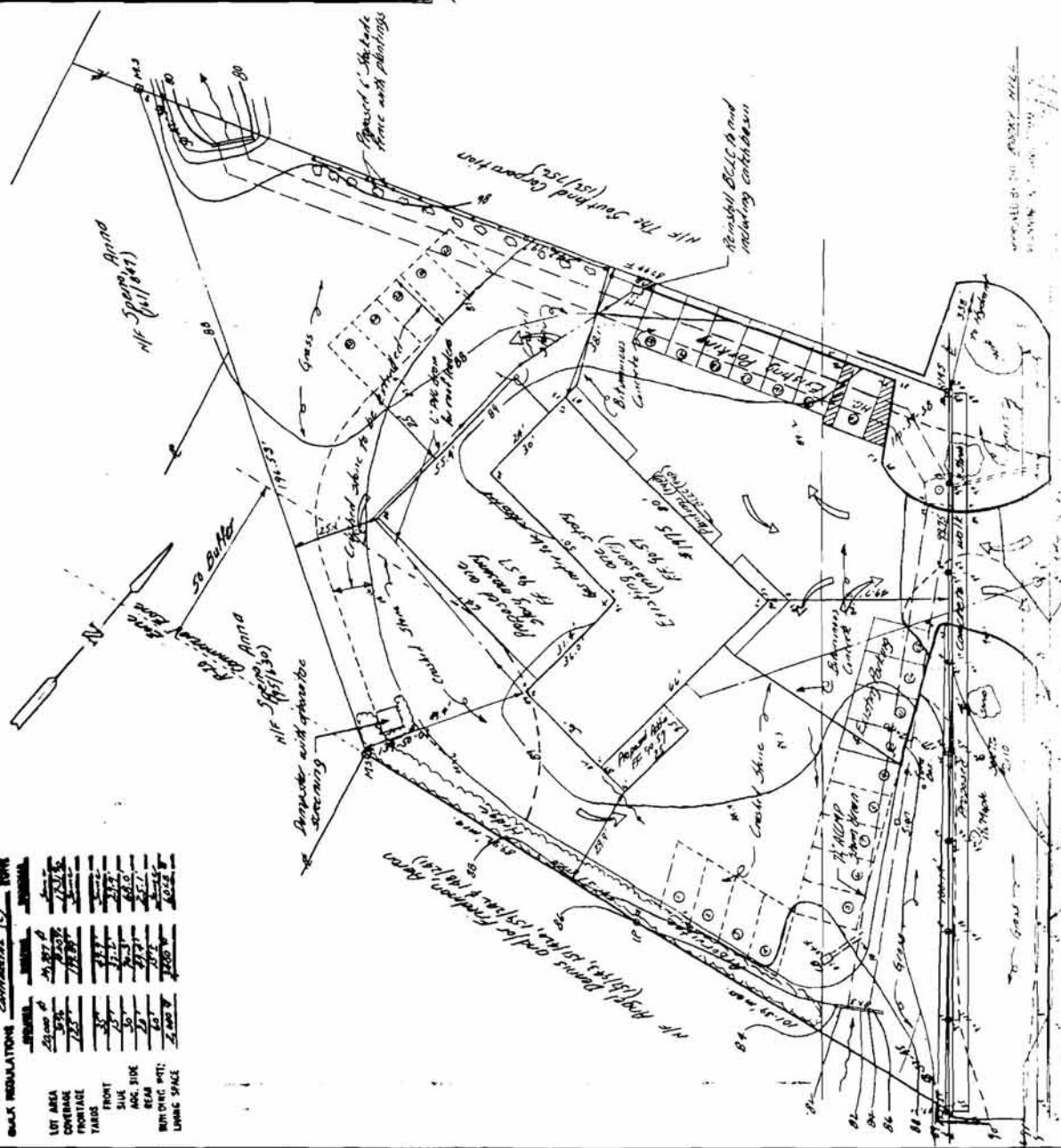
1845 Silas Deane Highway, Rocky Hill, CT 06067 • 860-721-8100

www.HPearceCommercial.com



pearce
commercial

BACK REGULATIONS	CONTRACTOR (C)	OWNER
LOT AREA	24,987	75,015
COVERAGE	36%	75%
FRONTAGE	723'	723'
YARDS		
FRONT	35'	35'
SIDE	25'	25'
REAR	25'	25'
MINIMUM P.T.I.	45'	45'
MINIMUM SPACE	5,000'	5,000'



NOTES:

1. For 1-1-86 see volume 148 page 348
2. Clarification refer to NIF's Vertical Datum of 1929
3. Property is subject to a storm sewer easement in favor of the Town of Rocky Hill.
4. Addition was to be storage (primarily).
5. Existing streets here to be retained where adjoining the proposed concrete work conditions.
6. Use:

Item	Amount	Total
Site Area	4500	2020
Proposed Storage	1130	700
Office Room	570	1918
Substation	50	890
Total	3150	4688
7. Site approval for retail bookstore only and egg storage in use of other retail establishments must support a site plan to the Planning and Zoning Commission for review and approval.

PROPOSED CONSTRUCTION ON PROPERTY OF
CHRISTIAN BOOK STORE, INC.
 1975 SILAS DEANE HIGHWAY
 ROCKY HILL
 CONNECTICUT
 JUNE 29, 1986
 SCALE 1:200

APPROVED BY THE TOWN OF ROCKY HILL
 JUN 29 1986