

131 PROVIDENCE ST., TAFTVILLE (NORWICH), CT

Free-standing Retail/Office Building



FOR SALE

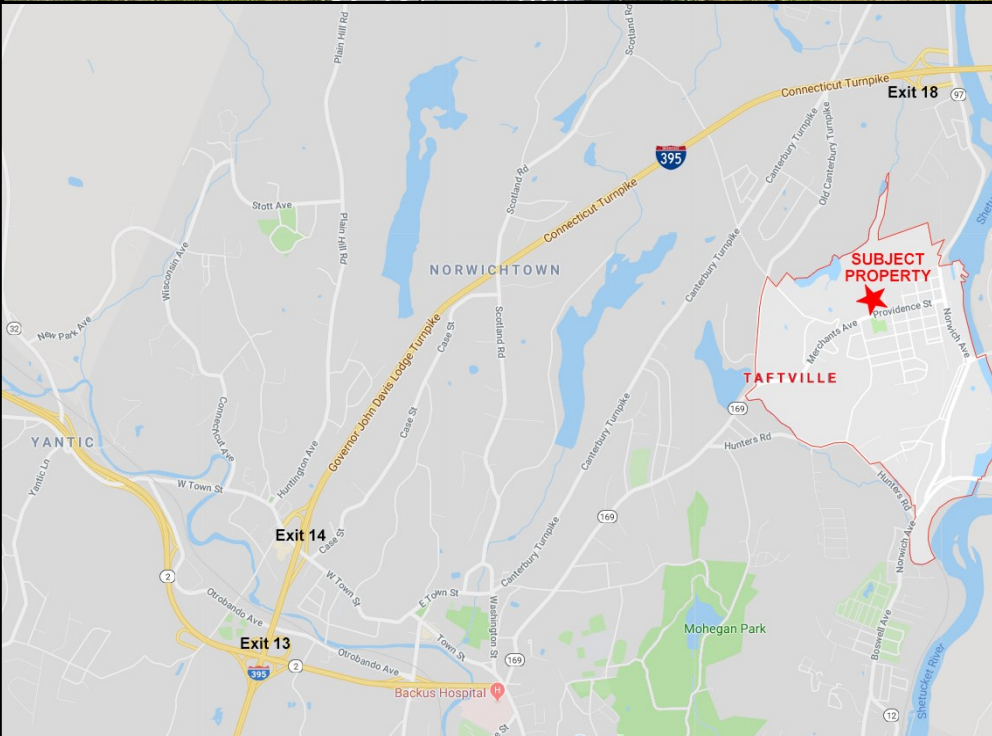
\$124,500

FOR LEASE

\$1,700/Mon NNN

- ⇒ 2,050 SF
- ⇒ Acres: 0.08
- ⇒ Turnkey
- ⇒ Heating: Gas
- ⇒ Central AC
- ⇒ Public Water & Sewer
- ⇒ Frontage: 31 Ft.
- ⇒ Zone: NC
- ⇒ Taxes: \$3638
- ⇒ Traffic Count: 5,900
- ⇒ Year built: 1986
- ⇒ Free \$20k Generator & EV Charger included in sale

This pristine building is located on a prominent stretch of Taftville's primary thoroughfare (in a school zone). It features a storefront layout with a top visibility sign. It has been totally renovated and updated and features an open office layout with great flexibility. There is a second floor, private office with potential private entrance with outside stairs. It is turnkey for any professional, service or retail use, including new or recently upgraded forced air heat, central air, wired for anything (there is a server room for a potential Tech-centric operation) and with plenty of parking both on street and in the rear of the building.



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SAM LYMAN

Main Office:

1160 Boston Post Rd.
Westbrook, CT 06498

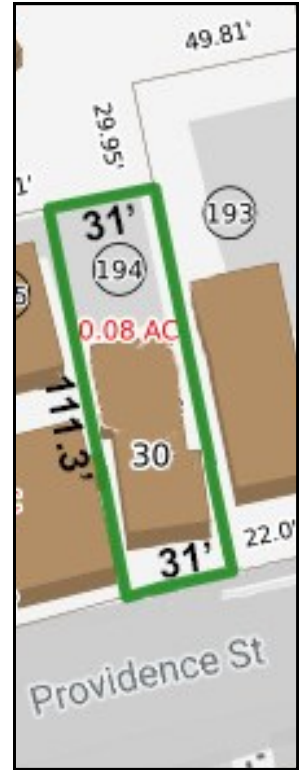
Mailing Address:

73 Second Ave.
Westbrook, CT 06498

860-887-5000 x15 Office

10/26/2023

OTHER PICTURES & DEMOGRAPHICS



DEMOGRAPHICS

Total Population:

1 Mile: 4,565

3 Miles: 24,113

5 Miles: 51,485

Average Household Income:

1 Mile: \$64,159

3 Miles: \$75,034

5 Miles: \$75,442

All information stated is from sources deemed reliable and is submitted subject to errors, omission, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.