

# Retail / Office Building for Sale or Lease

1052 South Colony Road, Wallingford, CT

**H. Pearce Commercial Real Estate** is pleased to offer this 8,500 sf free standing, commercial building on 1.06 acres. Presently used as a women's health club but can easily be converted to a medical facility, all office, retail, restaurant, etc. The location has high visibility just 2/10 miles from I-91, Exit 13.



**±8,500 SF Multi-Use Facility**

## Building Specifications

- Building Size:** 8,500 sf (can be expanded)
- Land:** 1.06 acres
- Type:** Retail / Office /Commercial
- Stories:** 3
- Features:**
- Completely renovated in year 2000
  - All new mechanicals
    - 3-Zone heating/cooling
    - Multiple lavs
  - Sprinkler system throughout
  - 300' frontage, excellent visibility
  - 70 car parking (room to expand)
  - Convenient location
  - Just 2/10 miles from I-91 Exit 13
- Zone:** CB-40, Commercial & Lt. Industrial
- Sale Price:** **\$1,300,000** (Owner financing available)
- Lease Price:** **\$15.00 PSF NNN**



**Directions:** I-91, Exit 13 to 1052 South Colony Road (RT 5)

*For additional information contact:*

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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  
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[www.HPearceCommercial.com](http://www.HPearceCommercial.com)

H. Pearce Company  
Commercial Real Estate



# PROPERTY SUMMARY

## 1052 SOUTH COLONY RD WALLINGFORD, CT

LAND	1.06 acres, 100% usable
ZONE	CB-40 Commercial, Lt. Industrial
FRONTAGE	300' M/L
UTILITIES (All mechanicals new, year 2000):	
ELECTRIC	400 Amp, 3 Phase 120/240 Volt
WATER	City
SEWER	New oversized septic system
NATURAL GAS	
SPRINKLER SYSTEM	Yes, throughout
HEATING-COOLING, GAS, ELECTRIC	3-zone system
ENVIRONMENTAL	OK.
BUILDING 8500 SQ FT +/-	±8,500 sq. ft., 3 levels

Building is now a women's health center, multiple lavs, and showers. Entire building is finished. Class "A" building is easily converted to all medical or therapy facility, any retail, all office, restaurant, sales service, health center, place of worship, or other similar uses. Building can be expanded as per zoning codes. Property must be seen to be appreciated.

ASSESSMENT	Year 2007 - \$342,860	Taxes \$7,560
PARKING		70+ cars, (can be expanded)
LOCATION		1/3 mile to Exit 13, I-91
SALE PRICE		\$1,300,000.00
OWNER FINANCING		Possible
LEASE PRICE		\$15.00 PSF NNN

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