



# COMMERCIAL

New Haven \* Milford \* Woodbridge

**FOR SALE/LEASE**  
**Former School**

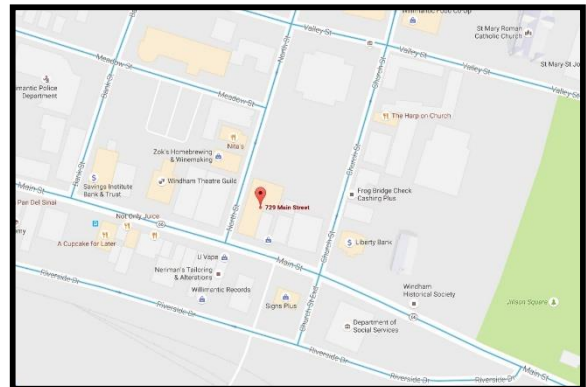
**729 Main Street, Willimantic, CT**



**PRICE REDUCED: \$995,000**  
**LEASE PRICE: \$10/SF NNN**

**Subdivisible**  
**Former School**  
**Can be converted to**  
**Office/Retail or**  
**Non-Profit Office**  
**Recent Rehab for Tenant**

- **Approximately 18,000 SF**
- **Solely occupied by**  
**Community College**
- **Complete Recent Rehab**
- **Retail Space on Main St**
- **Office/Non-profit/Retail**
- **Plenty of parking**



**Real Living Wareck D'Ostilio**

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## Property Information

Total Building SF	17,864 SF
Available SF	5,773 SF
Year Built	1920/2005/2015
Ceiling Height	12' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	Yes
Loading Dock	0
Overhead Door	0
Construction	Block
HVAC	Forced Air - Rooftop Compressor - HVAC
Electric Service	Yes - 4000 AMP
Gas	Yes
Column Spacing	N/A
# of Floors	2
Roof	Flat Rubber
Parking	City lot adjacent - other city lots close by
Land Area	0.21 Acres
Frontage	N/A
Zoning	B1
Assessment	\$428,610
Environmental	N/A
Mill Rate	39.29
Taxes	\$16,840.09

## 729 Main Street, Willimantic, CT

Comments: Solely occupied by Community College w room for expansion. State signed lease. Completely rehabbed for state occupancy in 2015. Occupied by College for almost 10 years. No deferred maintenance. Offered at 9.33% cape rate. New five year lease with options. Near UCONN, ECSU. Exceptional Opportunity.

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