

FOR SALE / LEASE

\$1,199,000



NRT



TORRINGTON, CT 06790

53 MCDERMOTT AVENUE

Property Description

Investment property poised for redevelopment. Currently contains a 5,500 foot restaurant building and a 676 square foot office building all on 2.41 acres. Zoned Local Business, could potentially be office, medical, retail, storage units, etc.

Highly visible office space for lease. Perfect space for an insurance agent, realtor, or sales team. Sturdy building with good off-street parking.

Also for lease: rare opportunity to lease fully built-out Chinese Buffet restaurant. Leave it or adapt it to your use. Either way, all the infrastructure and most of the equipment is in place to easily open your bar and/or restaurant concept here. Current tenant will vacate April 1, 2018.

One of the area's largest local business zoned redevelopment pieces. Torrington was recently named the largest Micropolitan city in the United States.

Offering Summary

Available SF:	676 - 5,562 SF
Lot Size:	2.41 Acres
Year Built:	2007
Building Size:	6,238 SF
Sale Price / SF:	\$192.21
Office Lease Rate:	\$750 per month
Restaurant Lease Rate:	\$65,000 per year

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COLDWELL BANKER COMMERCIAL

CBC NRT

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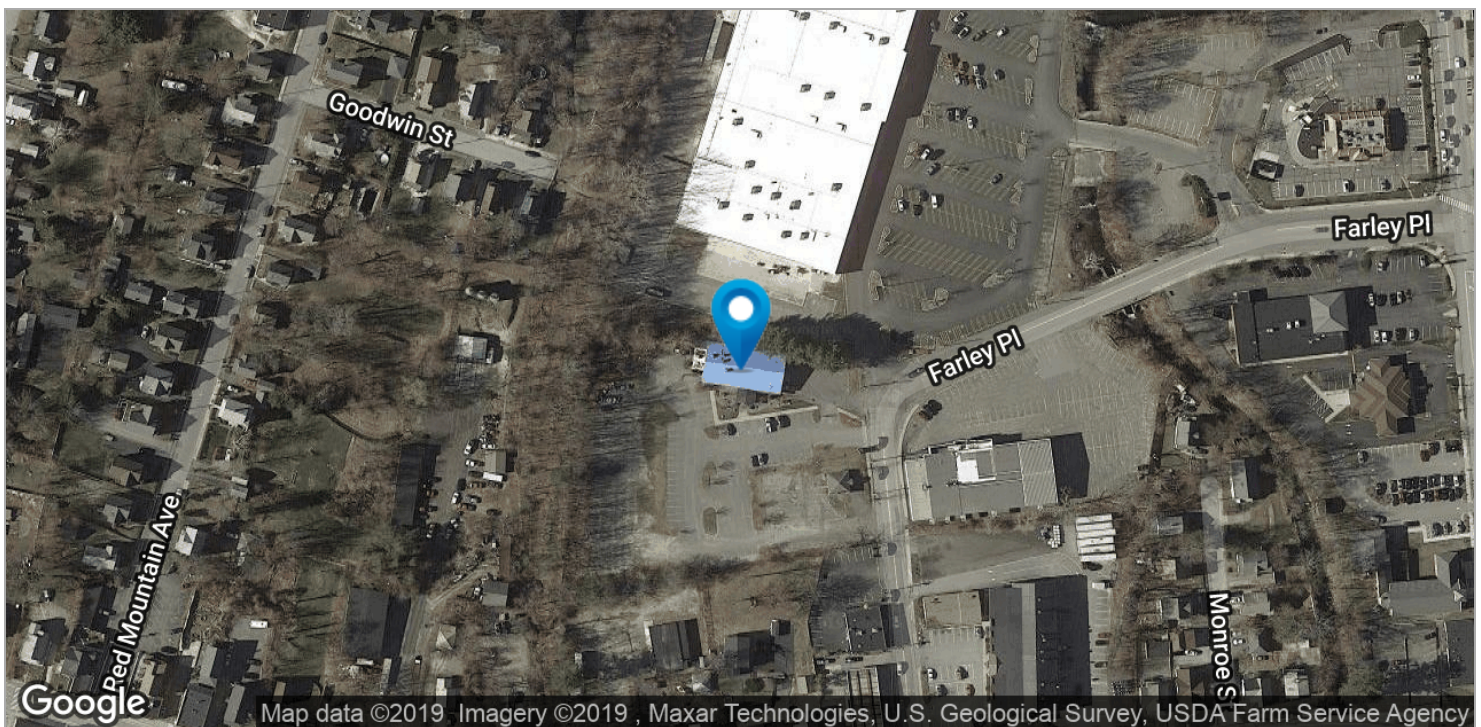
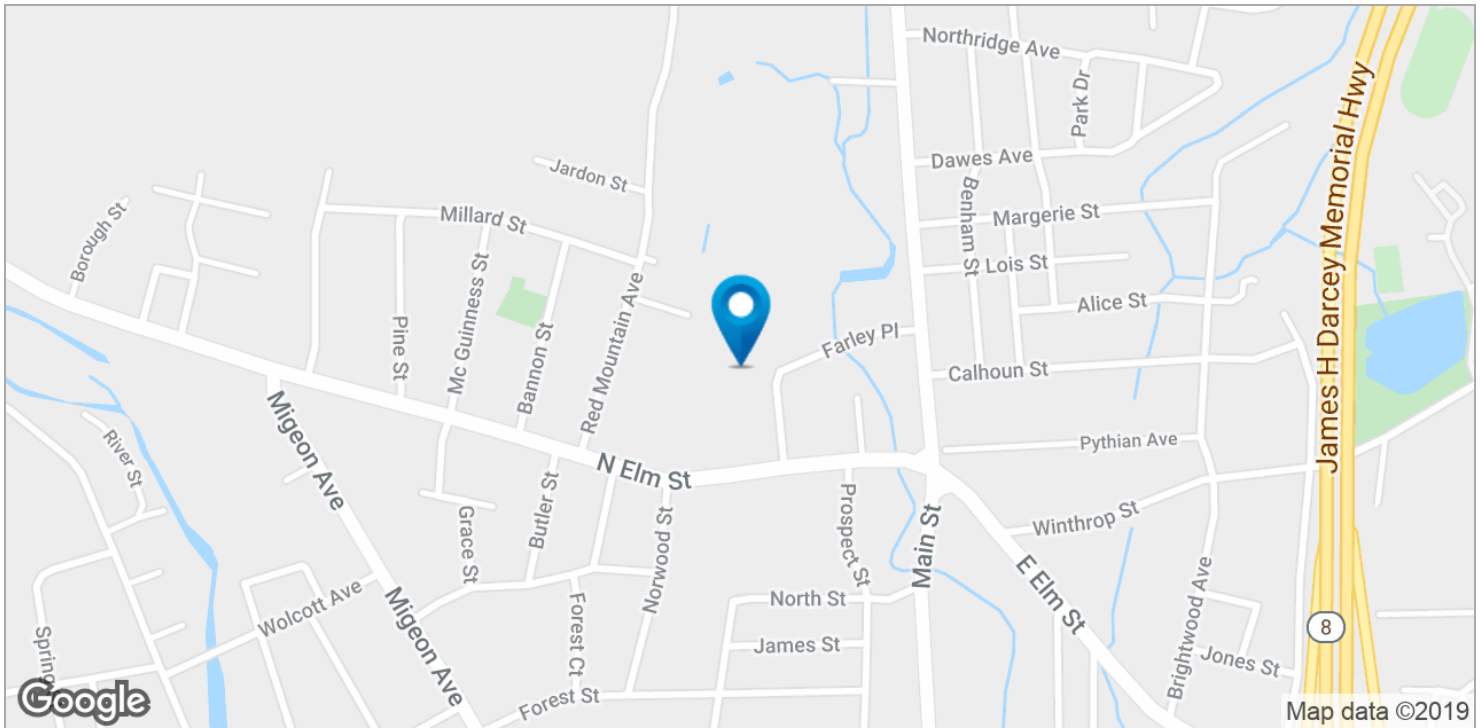
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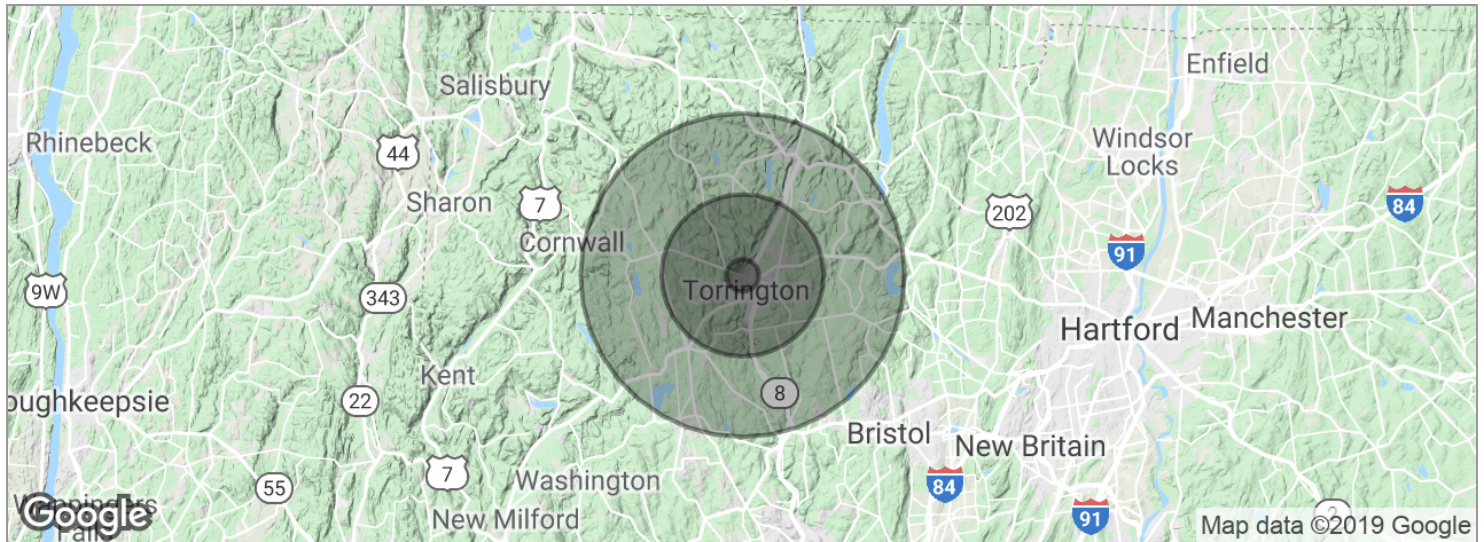
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	8,010	53,166	96,672
Median age	38.8	42.0	42.4
Median age (male)	34.9	39.5	40.2
Median age (Female)	40.4	44.0	44.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	3,488	22,664	39,955
# of persons per HH	2.3	2.3	2.4
Average HH income	\$49,454	\$63,480	\$74,026
Average house value	\$225,974	\$242,316	\$296,946

* Demographic data derived from 2010 US Census

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