

# SALE

## 957 EAST MAIN STREET

957 East Main Street Torrington, CT 06790



### PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for sale 957 East Main Street, located in Torrington, Connecticut. This is a rare opportunity to own a free-standing building with a traffic count of 17,000 VPD. This well-maintained building is currently occupied by Northwest Transit on a month-to-month basis. This property can continue to be used for automotive use, or converted to retail or office. An additional residential parcel is also available for purchase, which could make this an ideal development site. Access onto the property is from East Main Street and also at the rear of the property onto Yorkshire Street. Yorkshire intersects with East Main at a signalized intersection.

### PROPERTY HIGHLIGHTS

- 17,000 VPD
- Front and Rear Access to Property
- Signalized Intersection
- Three Overhead Doors
- Easily Converted to Office and Retail

### OFFERING SUMMARY

Sale Price:	\$779,999
Number of Units:	1
Lot Size:	0.22 Acres
Building Size:	3,240 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,188	15,337	22,347
Total Population	9,328	35,681	52,742
Average HH Income	\$57,580	\$60,893	\$65,129

**Mario Longobucco**

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**COLDWELL BANKER**  
**COMMERCIAL**  
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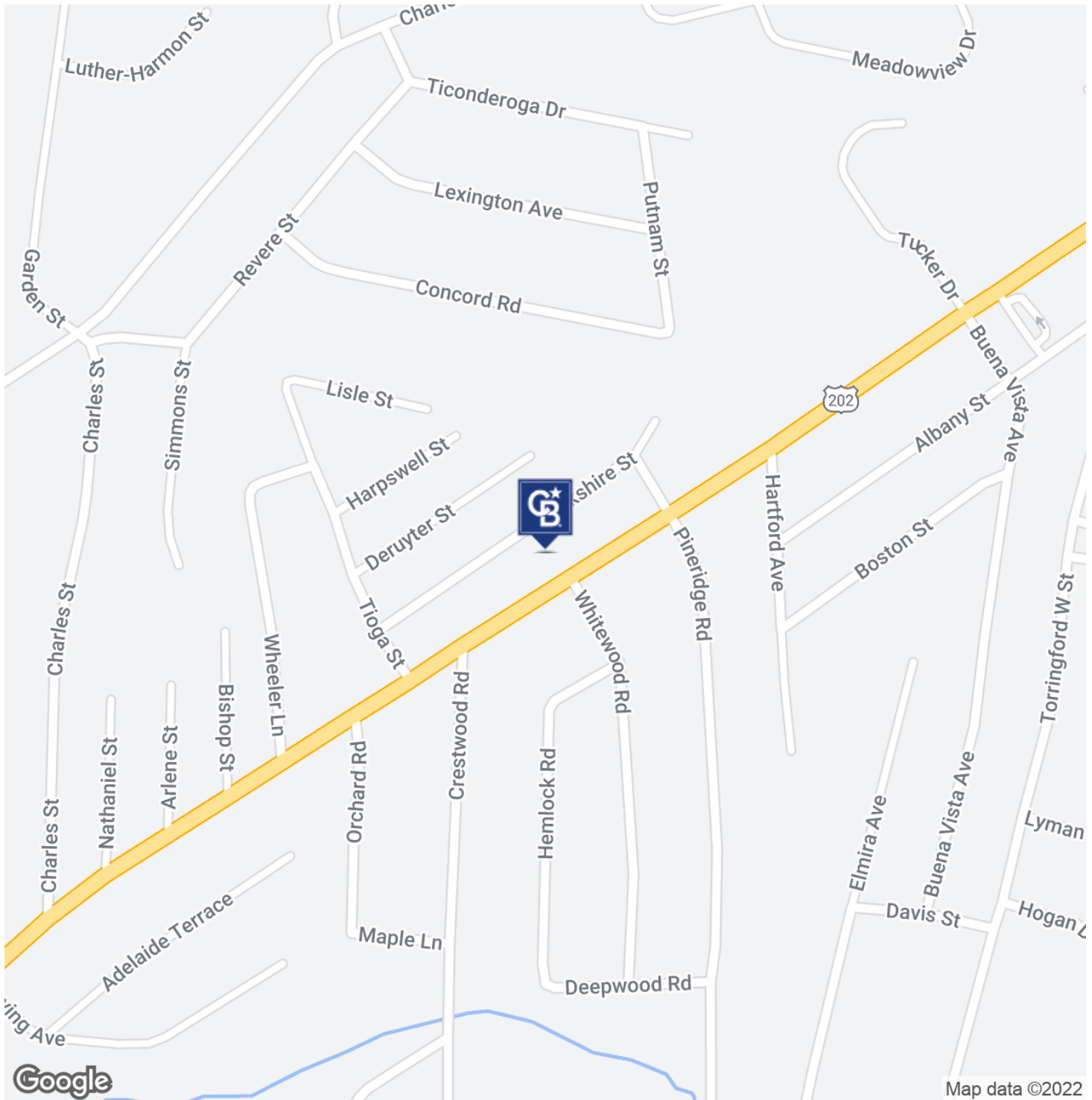
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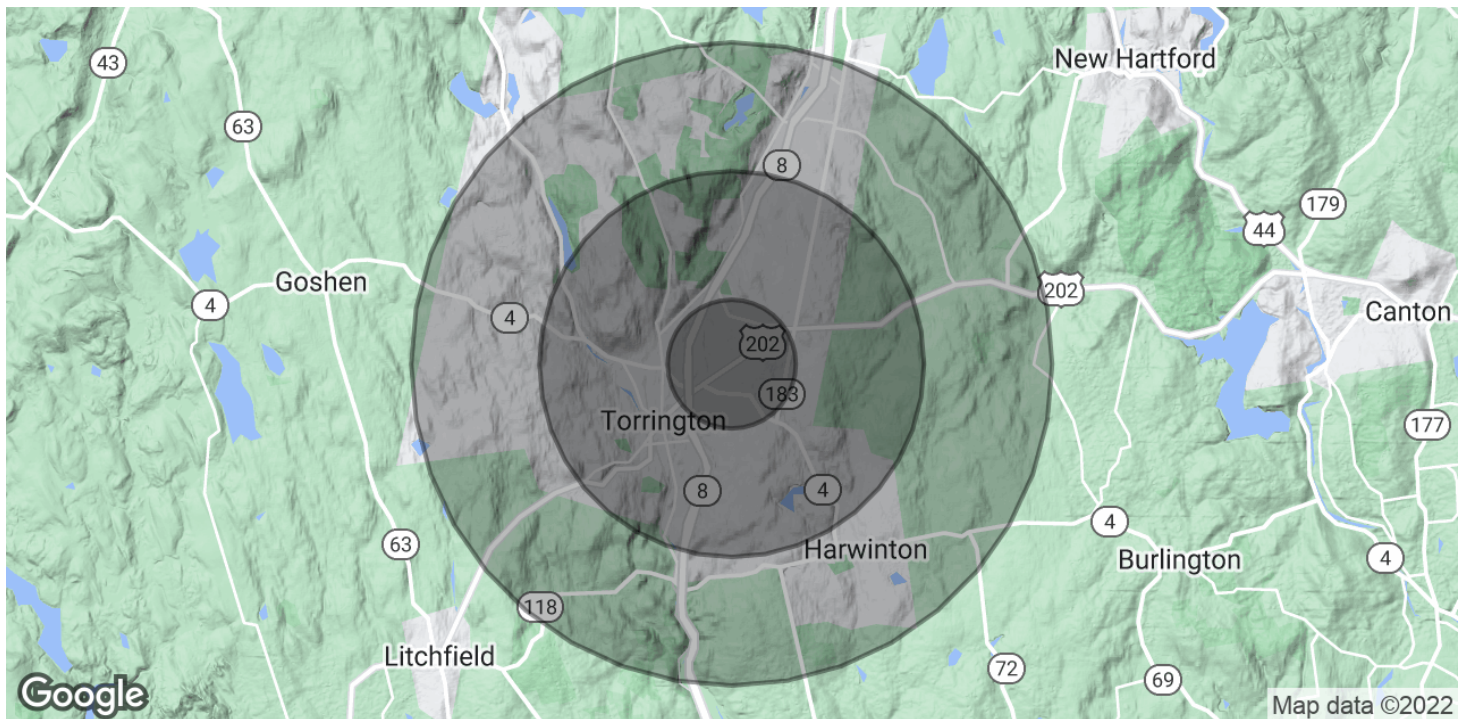


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,328	35,681	52,742
Average Age	44.6	41.6	41.8
Average Age (Male)	41.6	38.7	39.2
Average Age (Female)	47.4	43.8	43.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,188	15,337	22,347
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$57,580	\$60,893	\$65,129
Average House Value	\$222,774	\$226,869	\$241,059

\* Demographic data derived from 2020 ACS - US Census

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