

FOR SALE OR LEASE › RETAIL



662 Portland Cobalt Rd

PORTLAND, CT 06480



MOTIVATED SELLER IS LOOKING FOR OFFERS

Multi-tenant Retail Plaza For Sale or Lease

Rare opportunity to own multi-tenant retail plaza with prime visibility on Rt. 66. 662 Portland Cobalt Road is available for sale or lease. The plaza is available for sale at \$795,000 and includes a 10,288 SF building plus turn key mini golf business. Building is on 1.33 acres and the abutting lot is also for sale for an additional 1.27 acres and 275' frontage on Rt. 66. One long term tenant in place and multiple suites available for lease. Seller financing for qualified buyers.

Bring offers!

Building Amenities

- › 10,288 SF
- › Seller financing available
- › Ample parking
- › Street signage
- › 9 cap based on proforma figures
- › New roof
- › 1.33 acre site with 1.27 abutting acre for sale
- › See back for lease rates and demographics
- › **Sale Price: \$795,000**

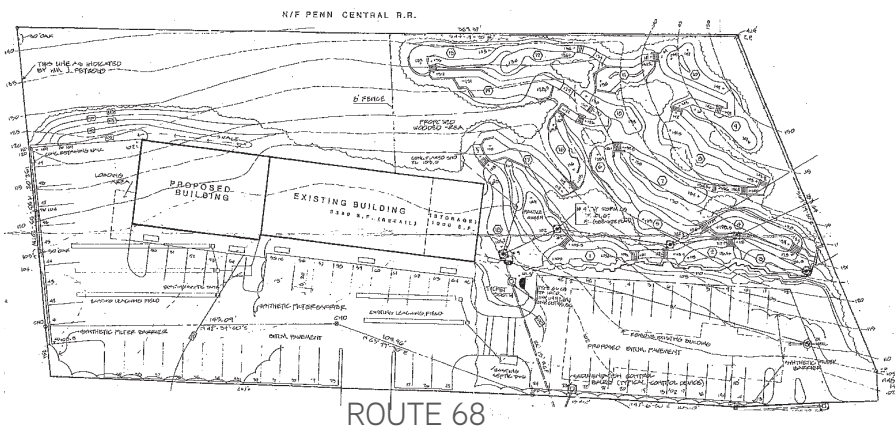
STEPHANIE CABRAL, JD, LLM
860 616 4018
HARTFORD, CT
stephanie.cabral@colliers.com

COLLIERS INTERNATIONAL
864 Wethersfield Avenue
Hartford, CT 06114
www.colliers.com/hartford

Suites For Lease

Type	Lease Rate	Notes
Mini Golf	\$2,000/mo	Turn key business available. Includes bounce house and trailer for storage and advertising.
Restaurant	\$2,400/mo	Turn key business available. 2,560 SF with 20' frontage. Includes equipment and hood.
Retail	\$3,600/mo	4,100 SF with 90' frontage on Rt. 66
Retail	\$1,550/mo	Former nail salon
Ice Cream Shop	\$895/mo	800 SF; complimentary to mini golf
Office	\$800/mo	1,144 SF on 2 nd Floor

Site Plan



Demographics

	Pop.	HH	Avg HH \$
1 Mile	2,170	884	\$104,628
3 Miles	28,818	11,210	\$76,632
5 Miles	70,201	28,985	\$88,742

Traffic Counts

17,660 VPD	Portland-Cobalt Road & Grandview Terrace
14,872 VPD	Portland-Cobalt Road & Gospel Lane



DIRECTIONS

From Hartford, take I-91 South. Take Exit 22S and merge onto CT-9 South. Turn right onto Hwy 17 North. Turn right onto Main Street. Turn right onto CT-17 North / Marlborough Street. Make a U-turn at Sand Hill Road and the property is on the right.

Contact Us

STEPHANIE CABRAL, JD, LLM
860 616 4018
HARTFORD, CT
stephanie.cabral@colliers.com

COLLIERS INTERNATIONAL
864 Wethersfield Avenue
Hartford, CT 06114
860 249 6521 Main
860 247 4067 Fax
www.colliers.com/hartford

Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

