

AVAILABLE FOR SALE
ASKING PRICE \$200,000.00

705 MIGEON AVENUE

Torrington, CT 06790



FREESTANDING, FORMER GAS/CONVENIENCE
SUITABLE FOR ANY RETAIL USE

RIPCO
INVESTMENT SALES

**705 MIGEON AVENUE
FOR SALE**

PROPERTY INFORMATION

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **705 MIGEON AVENUE** — in Torrington, Connecticut.

705 MIGEON AVENUE is a 1,960 SF former gas/convenience store located along Connecticut Route 4 in Torrington, CT.



PROPERTY SUMMARY

THE OFFERING

Property Address	705 Migeon Avenue
Neighborhood	Torrington
County / State	Litchfield County / Connecticut
Section / Block / Lot	108 / 009 / 034
Property Type	Retail / Development Site

PROPERTY INFORMATION

Lot SF	13,939 SF (approx.)
Stories	1
Year Built / Last Altered	1960
Commercial Units	1
Above Grade Gross SF	1,960 SF (approx.)
Below Grade Gross SF	0 SF (approx.)
Total Gross SF	1,960 SF (approx.)

ZONING INFORMATION

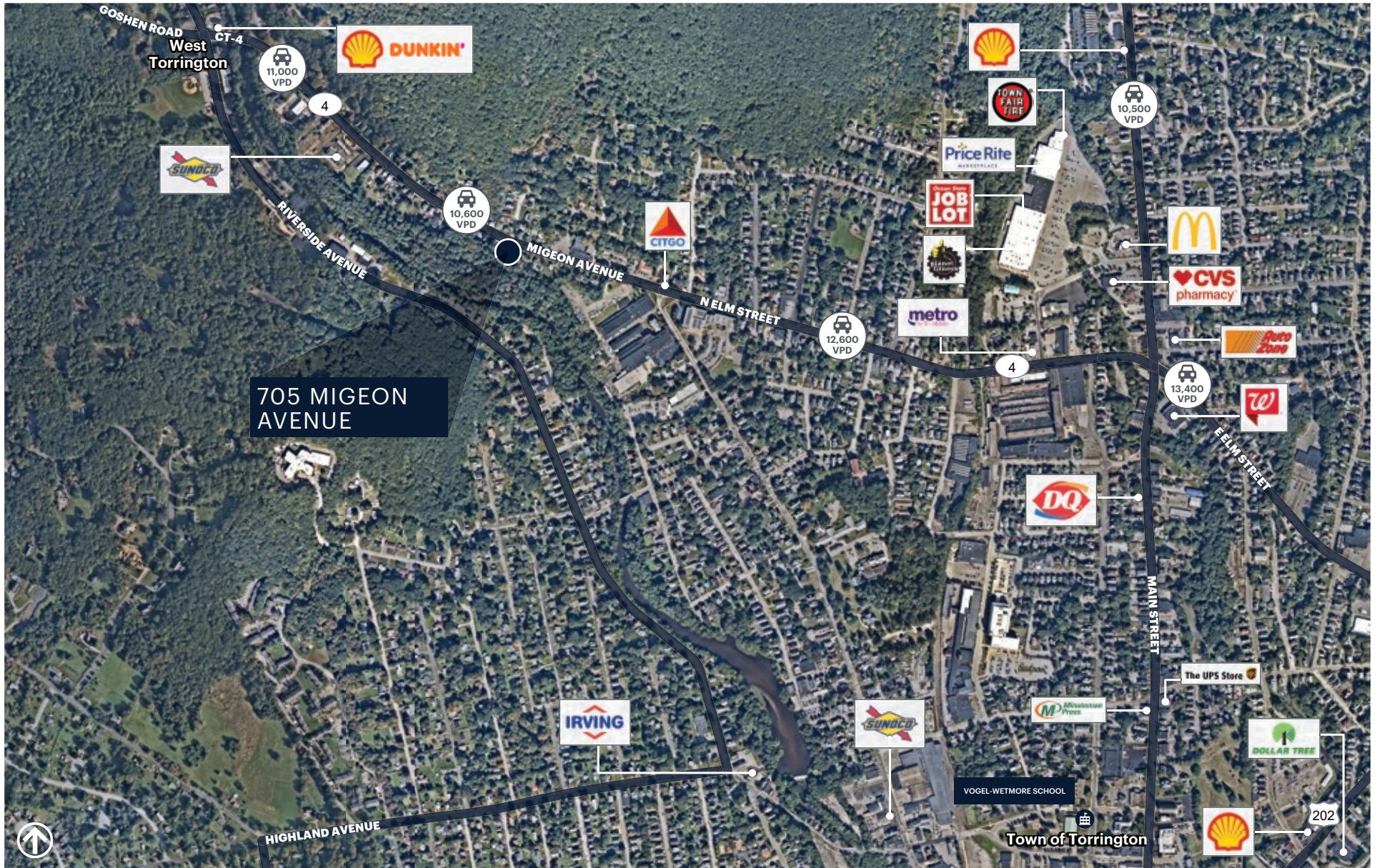
Zoning	LB
Maximum Building Heights / Stories	13 FT - 1 Story

TAX INFORMATION

Annual Property Tax (23/24)	\$17,610
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705 MIGEON AVENUE
FOR SALE

AERIAL MAP

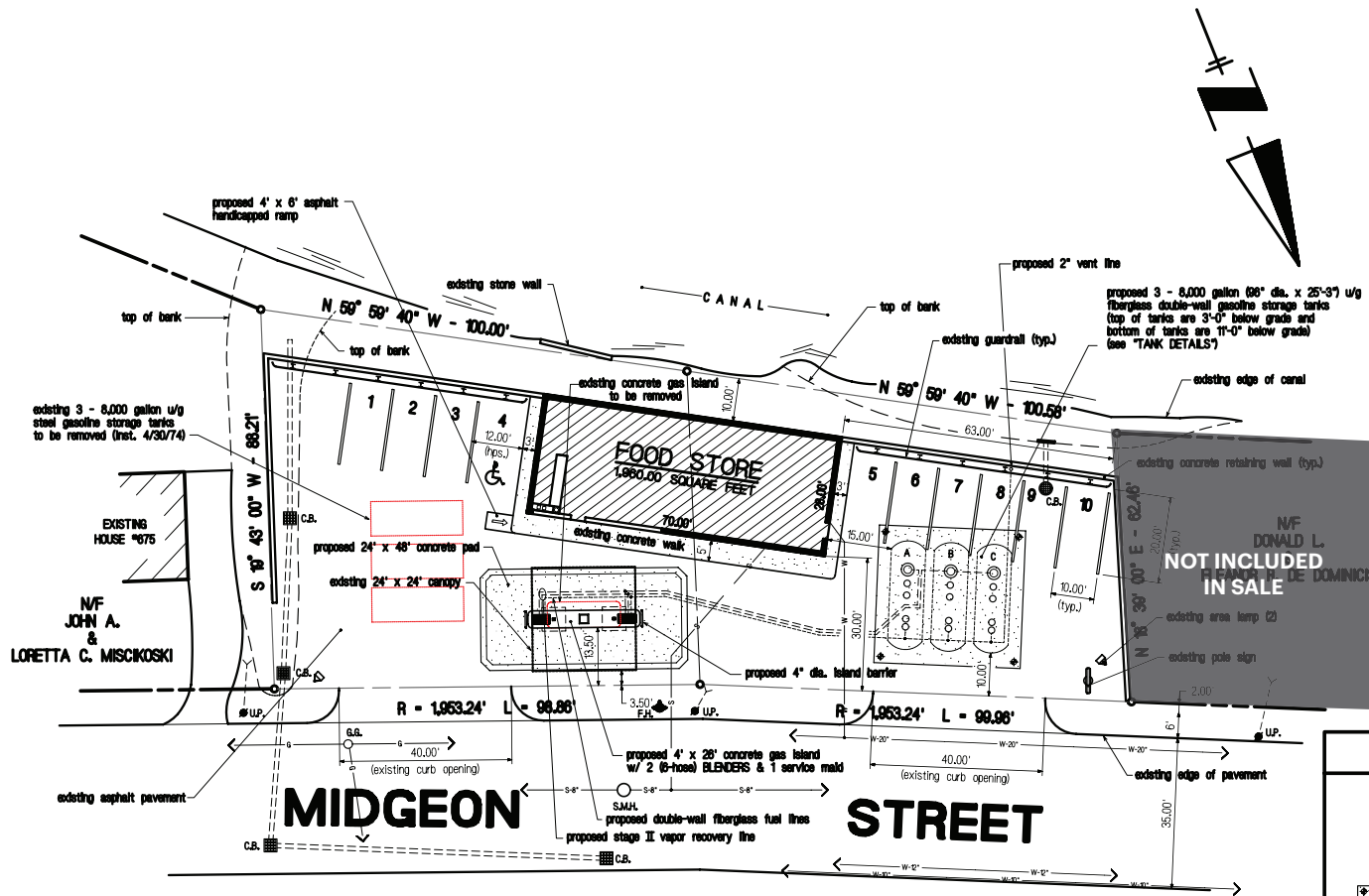


705 MIGEON AVENUE
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CLOSE UP AERIAL



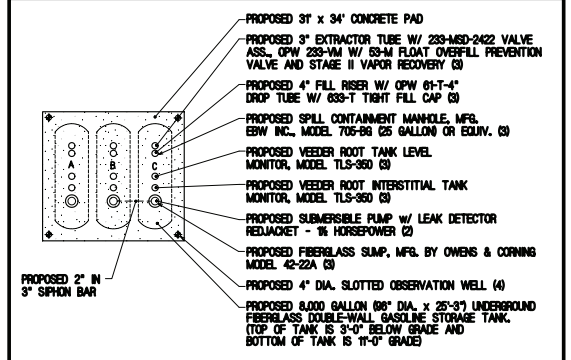
SITE PLAN



TANK INSTALLATION NOTES

- The underground gasoline storage tanks were installed in the month of 19 .
- All underground tanks to be double-walled fiberglass.
- | TANK | CONTENT | CAPACITY |
|------|----------|---------------|
| A | gasoline | 8,000 gallons |
| B | gasoline | 8,000 gallons |
| C | gasoline | 8,000 gallons |
- The interstitial space of a double-walled tank shall be continuously monitored (VEEDER ROOT TLS 350 dry annulus space probe) and be equipped with an audio and visual alarm system (VEEDER ROOT TLS 350).
- All supply lines are double-walled fiberglass, all vapor recovery and vent lines are single-walled fiberglass below grade and galvanized schedule 40 above grade.
- Piping shall be designed and installed to allow for testing without excessive excavation.
- Provide a float vent valve at the vent line in an extractable tee assembly (OPW parts 233-MSD with a 53-VM or equal) and an overfill container on the fill pipe (EBW model# 705-55, 25 gallon).
- A line leak detector shall be provided on the discharge of a remote pump, (VEEDER ROOT TLS 350 double-walled piping and manway sump probe.)
- There are 4 - 4" slotted PVC observation wells. (1 = each corner of the tank installation.)
- OWNER/OPERATOR:** (day or night)
Cumberland Farms, Inc.
777 Dedham Street
Canton, Massachusetts 02021
(617) 826-4000

TANK DETAILS

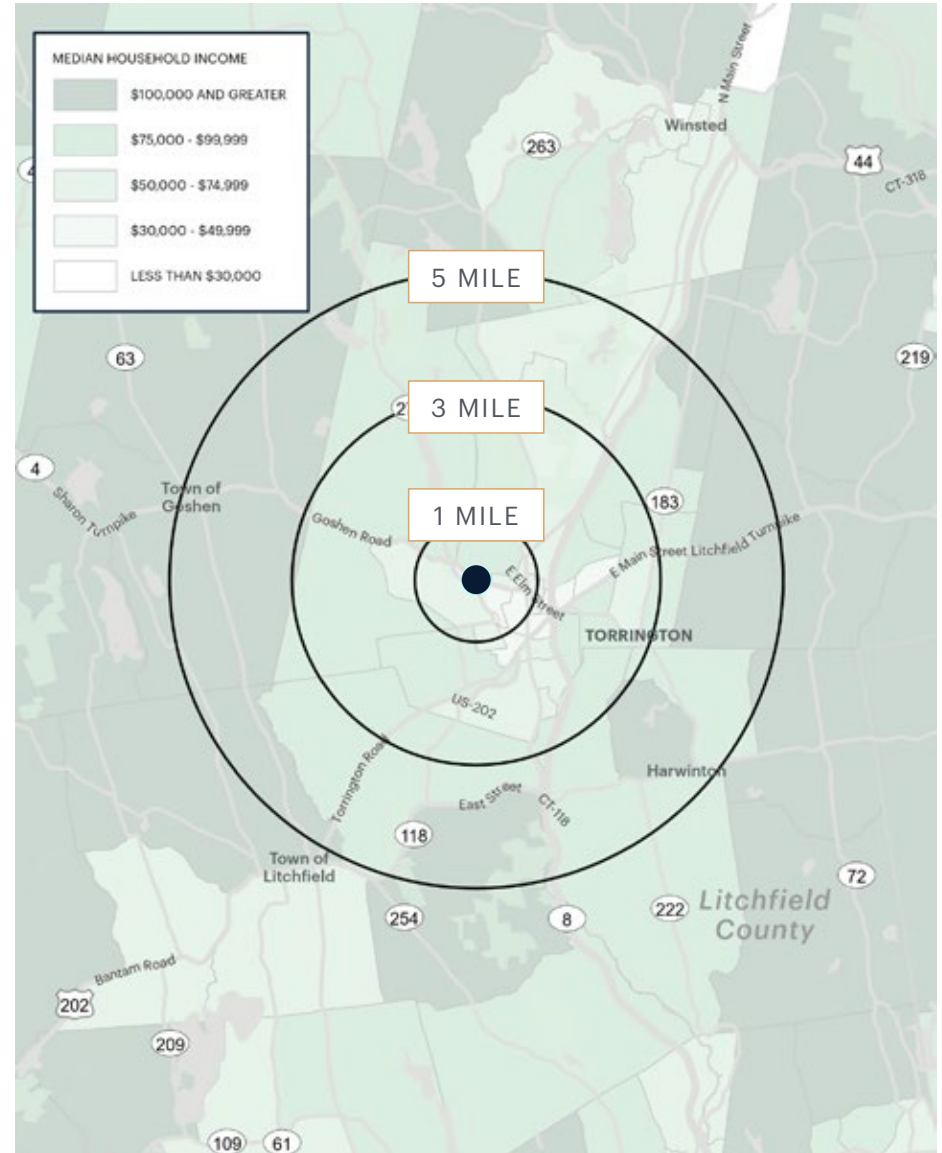
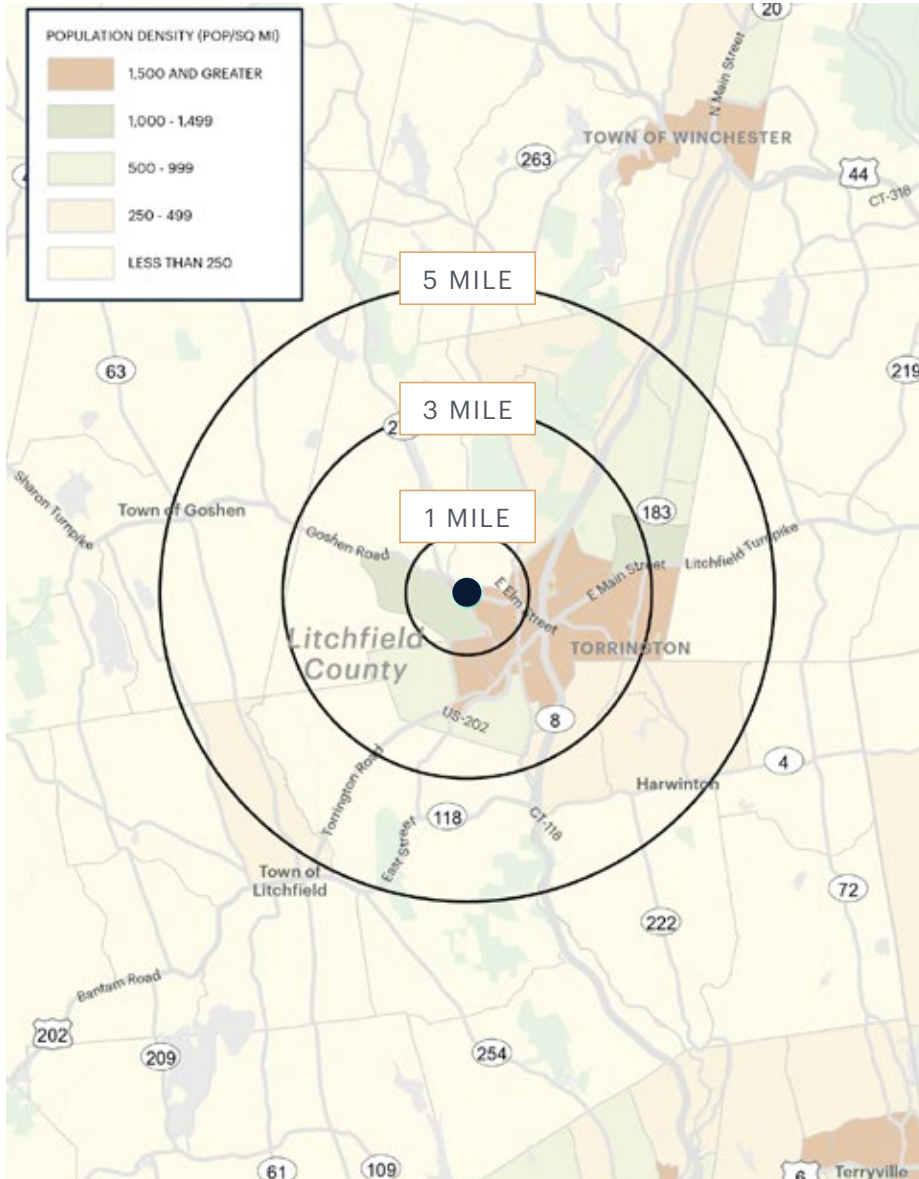


AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	7,630	30,144	41,261
NUMBER OF HOUSEHOLDS	3,322	13,635	18,022
AVERAGE HOUSEHOLD INCOME	\$73,183	\$85,239	\$95,266
MEDIAN HOUSEHOLD INCOME	\$54,089	\$62,755	\$70,070
COLLEGE GRADUATES	1,254 23.0%	5,309 24.0%	8,242 27.0%
TOTAL BUSINESSES	351	1,572	2,039
TOTAL EMPLOYEES	2,685	11,497	16,461
DAYTIME POPULATION	6,712	27,020	37,394

AREA DEMOGRAPHICS



CONTACT EXCLUSIVE AGENT

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