



Ranked in Top 50
Commercial Firms in U.S.



FOR SALE/LEASE

400 Connecticut Blvd, East Hartford, CT
11,960± SF 2-Story Commercial Building

SALE PRICE: \$650,000

LEASE RATE: \$14/SF NNN

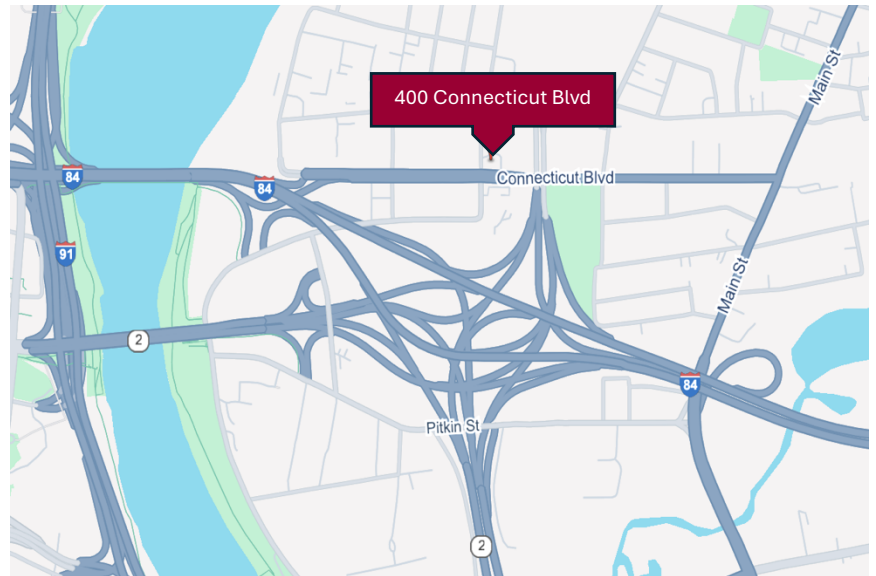
HIGHLIGHTS

- High traffic on signalized corner
- Less than 1 minute to I-84 with immediate access to I-91 and Rt. 2
- 5 minutes from Downtown Hartford
- Approved uses include Retail, Restaurants (QSR), Office, Auto Sale/Service, Vehicle Rental, Manufacturing, Storage and Contractor Equipment Sales
- Lower level with direct access

CONTACTS

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2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



FOR SALE OR LEASE | 400 Connecticut Blvd, East Hartford, CT

5,980± SF 2 Story Building | SALE PRICE \$650,000 | LEASE RATE \$14/SF NNN

BUILDING INFORMATION

GROSS BLD. AREA: 11,960± SF

AVAILABLE AREA:

BREAKDOWN:

Main Floor 5,980± SF

Lower Level 5,980± SF

NUMBER OF FLOORS: 2 floors

CONSTRUCTION: Steel/Concrete

ROOF TYPE: Flat

YEAR BUILT: 1972

SITE INFORMATION

SITE AREA: 0.61 Acres

ZONING: B-3

PARKING: 20 spaces

SIGNAGE: Pylon Sign

VISIBILITY: Excellent

FRONTAGE:

95' Connecticut Blvd, 108' Thomas St

HWY ACCESS: I-84, I-91, Rt. 2

TRAFFIC COUNT: 7,200 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING: Combined

TYPE OF HEAT: Forced Hot Air

SPRINKLERED: No

ELEVATOR(S): No

UTILITIES

SEWER: MDC

WATER: MDC

GAS: Yes

TAXES:

ASSESSMENT \$356,700

MILL RATE

TAXES \$15,695

EXPENSES

RE TAXES Tenant Landlord

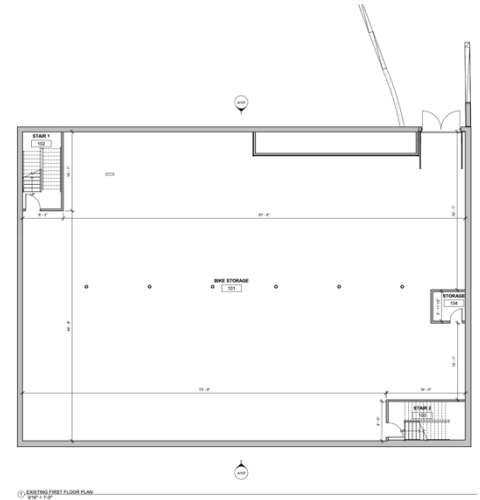
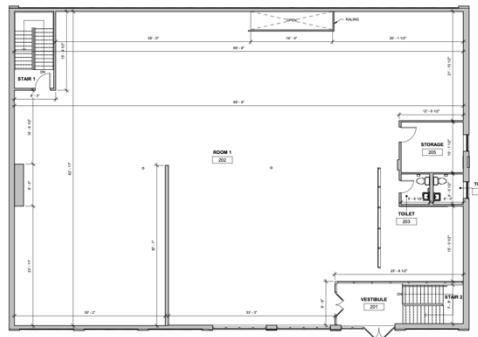
UTILITIES Tenant Landlord

INSURANCE Tenant Landlord

MAINTENANCE Tenant Landlord

JANITORIAL Tenant Landlord

NNN TBD



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