



**NAI** Glickman Kovago & Jacobs

8-UNIT MULTIFAMILY FOR SALE

**150-156 PRESTON STREET  
HARTFORD CT**



# OFFERING OVERVIEW

**150-156** PRESTON STREET  
HARTFORD, CT



100% Occupied Eight-unit Multifamily

Two side-by-side, four-unit brick buildings with shared parking and garages



Prime Hartford location minutes from Downtown Hartford and the Central Business District



Excellent accessibility with convenient access to Interstates 84 and 91



Six of eight units recently renovated, offering immediate upside with remaining value-add potential

Established residential neighborhood with strong rental demand

Asking Price: \$989,000

Total SF: 9,600 SF

Building SF: 4,800 SF

# of Total Units: 8

# of Units per Building: 4

Zoning: NX-2

Total Bedrooms 8

Total Bathrooms 8

Proforma Rental Income: \$141,600

Proforma NOI: \$82,938.40

Parking Spots/ Garage: 8

Roof Age: Less than 1 Year



# CURRENT RENT ROLL

**150-156** PRESTON STREET  
HARTFORD | CT

INCOME	TOTAL	PER UNIT
Gross Rent	\$127,800	
Vacancy - 5%	100% Occupied	
<b>SUBTOTAL- REVENUES</b>	<b>\$127,800</b>	<b>\$1,597.50</b>
EXPENSES	TOTAL	PER UNIT
Real Estate Taxes	\$27,308	\$3,413.50
Insurance	\$11,012	\$1,376.50
Water/Sewer	\$3,002	\$375.25
Utilities	\$4,842	\$605.25
Maintenance	\$1,800	\$225.00
<b>TOTAL OPERATING EXPENSES</b>	<b>\$47,964</b>	<b>\$5,995.50</b>
<b>NET OPERATING INCOME</b>	<b>\$79,836</b>	<b>\$9,979.50</b>
<b>ASKING PRICE</b>	<b>\$989,000</b>	<b>\$123,625</b>
<b>CAP RATE</b>	<b>8.07%</b>	



# LOCATION MAP



**150-156 PRESTON ST  
HARTFORD | CT**

## DISTANCE

- I-91 - 0.9 MI
- I-5 - 1MI
- I-84 - 2 MI
- Trinity College - 1MI
- Downtown Hartford - 2MI
- West Hartford - 5 MI



# LOCATION OVERVIEW

- **Strategic Positioning:** 150–156 Preston Street is well positioned just south of Downtown Hartford, offering convenient access to the city's central business district, major employment hubs, and medical institutions. Located minutes from I-84, I-91, and Route 2, the property provides efficient connectivity throughout Greater Hartford while maintaining a neighborhood-oriented residential setting.
- **Established Urban Community:** Situated near the South Green and Frog Hollow neighborhoods, this area reflects Hartford's diverse, working-class roots with ongoing residential reinvestment. Residents benefit from proximity to Trinity College, Hartford Hospital, and Parkville Market, along with easy access to local shops, public transit, and community services that support daily living.
- **Neighborhood Character:** Preston Street offers a classic urban residential feel with tree-lined blocks and nearby green spaces such as Pope Park and the South Green. Walkable amenities, local eateries, and access to downtown Hartford make this location appealing for tenants seeking affordability, accessibility, and a true city-neighborhood environment.



Connectivity throughout Hartford  
while preserving residential  
neighborhood feel



Convenient Access  
to  
I-84 | I-91 | Route 2



# EXTERIOR PHOTOS





# INTERIOR PHOTOS





# INTERIOR PHOTOS



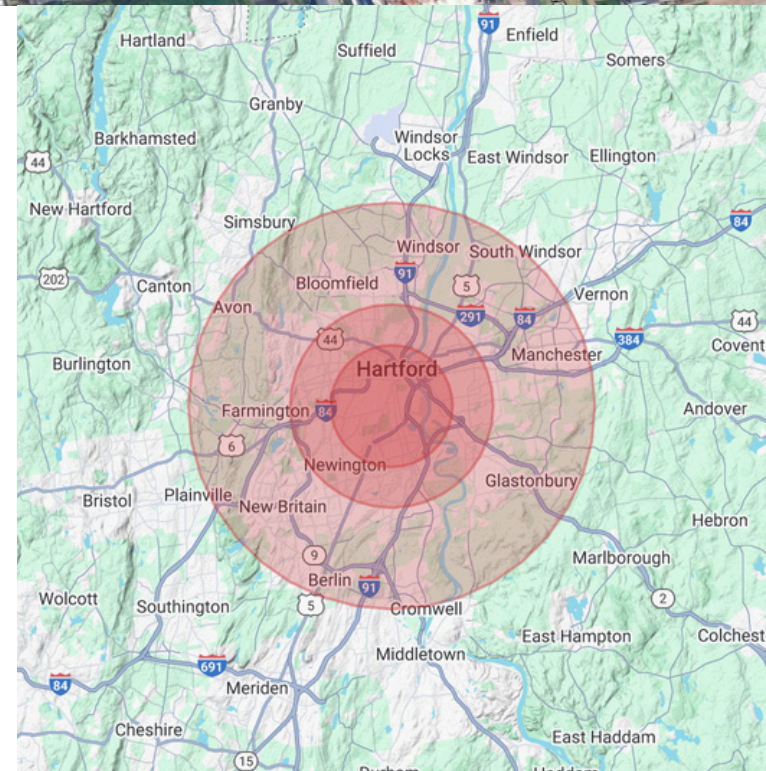


# DEMOGRAPHICS



Population	3 Miles	5 Miles	10 Miles
Total Population	142,707	270,228	579,389
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	40	41	42
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	59,043	109,446	233,919
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$75,757	\$97,573	\$111,055
Average House Value	\$278,742	\$310,785	\$329,813

Demographics data derived from AlphaMap





MARKETED EXCLUSIVELY BY:

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## **NAI Glickman Kovago & Jacobs**



**BROKERAGE | PROPERTY MANAGEMENT | CONSTRUCTION**

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