

# Turn-Key 8 Unit Up/Down Condo Style Building

## 270-276 Bellevue St, Hartford CT 06120

### Offered At \$1,300,000



#### BUILDING INFORMATION:

GROSS BLD. AREA:	9,264 SF
AVAILABLE SF:	2 Units - 4 Bed / 2 Bath, 1,359 SF 4 Units - 3 Bed / 1.5 Bath, 1,201 SF 2 Units - 2 Bed / 1 Bath, 855 SF
MAX CONTIGUOUS SF:	N/A
WILL SUBDIVIDE TO:	N/A
NUMBER OF FLOORS:	3
COLUMN SPACING:	Varies
CORE FACTOR:	N/A
ROOF TYPE:	Asphalt Shingles
CONSTRUCTION:	Frame
YEAR BUILT / EXPANDED:	1990

#### MECHANICAL EQUIPMENT:

AIR CONDITIONING:	None
TYPE OF HEAT:	Natural Gas Baseboard
SPRINKLERED:	N/A
ELECTRIC SERVICE:	Breakers
ELEVATOR(S):	N/A

OTHER:

**COMMENTS:** Medical/professional office building with great access to major highways.

**DIRECTIONS:** I-91 to I-84 east – take Connecticut Boulevard exit 53. Building is on left.

Investors Take Notice Of This True One Of A Kind Immaculate Turn-Key 8 Unit Up/Down Condo Style Building Built In 1990. Rare To Find Such A Well Maintained Excellent Condition Property To Add To Any Portfolio. A Perfect Investment Property To Take Over And Begin Collecting Positive Monthly Cash Flow Income With Minimal Landlord Expenses. Each Unit Comes With Kitchen, Eating Area, Living Room, In Unit Laundry, Vinyl Windows, Separate Gas Heat Boiler, Water Heater, Electrical Breaker Panel, And Separate Full Basement. The Property Also Features A Fenced Level Lot With Patio Area And 14 Car Private Parking Lot. Just Blocks From Downtown, Restaurants, Dunkin' Park Baseball Field, St Francis Hospital, Bushnell Park, Museums, Easy Access To I-84 And Rte-91 Hwy. Rents Were Kept Extremely Below Market Value Because Occupants Are Members Of A Not-For-Profit Cooperative Structure. All Occupants Are Month-To-Month And Pay All Separate Utilities. Fully Rented And Up To Date Payments. Fair Market Rents Are \$1800 For 4 Bedroom Units, \$1600 For 3 Bedroom Units, \$1400 For 2 Bedroom Units. This Building Comes With (2x) 4 Bed/2 Bath, (4x) 3 Bed/1.5 Bath, (2x) 2 Bed/1 Bath Totaling \$153,600 Annual Gross Income. 8.3% Cap Rate. Sold As Is. To Schedule Showing: 24 Hours Notice And Email Proof Of Funds, Prequal Or LOI To Listing Agent Prior To Confirmation. Don't Miss Out On This Amazing Opportunity!

#### SITE:

SITE AREA:	.47 acres
ZONING:	NX-1
PARKING:	14 spaces
FRONTAGE:	Bus stop at building
HWY. ACCESS:	Rt. 2, I-84, I-91
VISIBILITY:	Highway visibility

#### UTILITIES:

WATER:	City
SEWER:	City
GAS:	Yes

#### TAXES:

TOTAL ASSESSMENT:	\$375,550
MILL RATE (2022)	68.95
TAXES:	\$25,894

**\$153,600 Annual Gross Income**

**8.3% Cap Rate**

**(2x) 4 Bed / 2 Bath  
(4x) 3 Bed / 1.5 Bath  
(2x) 2 Bed / 1 Bath**

**MICHAEL TRUONG**  
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