

 **SHERWIN-WILLIAMS. Automotive Finishes**

\$525,500

**SALE
PRICE**

9.5%

**CAP
RATE**

\$50,148

**NEW OPERATING
INCOME**

140 Ledyard Street
Hartford, CT 06114

±8,085 sf single-tenant building with
office, showroom and warehouse space

Features

- ±8,085 sf building
- ±300 sf air-conditioned office space
- ±1,700 sf showroom & ±5,600 sf warehouse space
- Truck dock access
- Drive-in access
- 16' ceiling height
- ID-1 Zoning
- Parking in front of the building

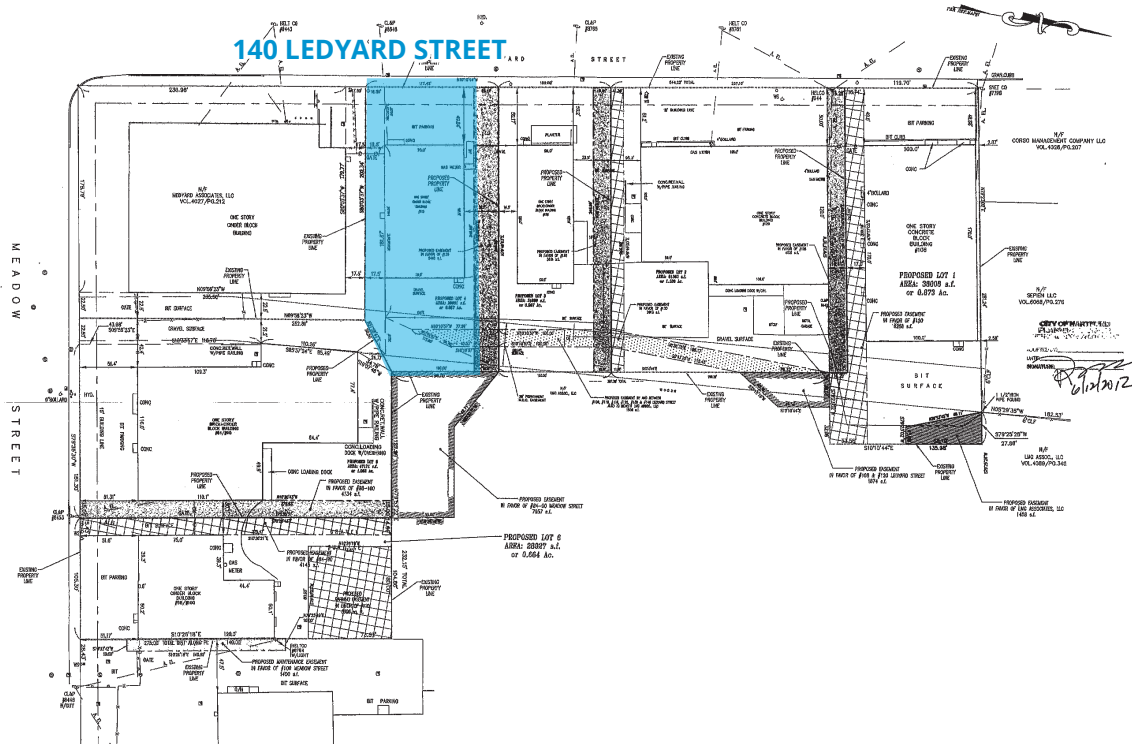
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Site Plan



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