

OPPORTUNITY ZONE INVESTMENT

SALE PRICE

\$4,500,000

20-28 Sargeant Street, Hartford, CT 06105 · ±160,000 SF incl. garage · ±3.61 acres

✓ Adaptive Reuse Approved

✓ Special Permit Issued

✓ Site Plan PZ-SITEMIN-26-000041



Architectural renderings of the approved self-storage conversion.

996+

APPROVED STORAGE UNITS

±120,000

NRSF AT FULL BUILDOUT

\$400K/YR

IN-PLACE NNN OFFICE INCOME

QOZ

FEDERAL OPPORTUNITY ZONE*

INVESTMENT HIGHLIGHTS

- **Qualified Opportunity Zone.*** Census Tract 5246 — 2018 designation in effect through Dec 31, 2028. QOF investors can defer eligible gains and take a 10-year basis step-up. Detail on page 2.
- **Entitlements complete.** Approved site plan and special permit in hand — the buyer inherits all approvals and can begin fit-out immediately.
- **~\$400,000/yr income in place.** NNN office tenants already exceed the City's 18,000 SF non-storage requirement and carry the asset through lease-up.
- **Built for storage.** 6 loading docks plus under-building garage with drive-ins at both ends; 12' clear, 20'×40' grid; 164 parking spaces.
- **Low conversion cost.** Wet sprinklers and AC throughout, concrete floors, 277/480V 3-phase — no asbestos, no lead (3rd party testing conducted in 2026).

THE OPPORTUNITY

A rare chance to acquire a fully entitled, income-producing storage conversion inside a federal Opportunity Zone. All heavy lifting — zoning, special permit, site plan — is done. Phase 1–2 delivers 91,708 NRSF across 996+ units, expandable to ±120,000 NRSF, while existing office income funds the ride.

Offering materials & tours by appointment.

*Opportunity Zone status — buyer to verify Census Tract 5246 on the U.S. Treasury/CDFI Fund map.

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TAX INCENTIVES & PROPERTY DETAIL



FEDERAL QUALIFIED OPPORTUNITY ZONE*

- **Census Tract 5246 (Hartford).** One of Hartford's ten Treasury-designated 2018 Opportunity Zones.
- **Designation runs through Dec 31, 2028.** Eligible capital gains invested through a Qualified Opportunity Fund can be deferred, and a QOF held 10+ years takes a stepped-up basis — potentially eliminating tax on appreciation.
- **OZ 2.0.** A new Opportunity Zone map takes effect Jan 1, 2027; current-map investments made before then keep their benefits.

CT ENTERPRISE ZONE POTENTIAL

- **Property-tax abatement.** Qualifying rehabilitation projects may receive an 80% local property-tax abatement for 5 years.
- **Corporate tax credit.** A 25% state corporation business tax credit for 10 years may apply.
- **Verification.** Eligibility and program terms to be confirmed with the City of Hartford and CT DECD.

*Buyer to independently verify OZ tract status, program eligibility, and all tax treatment with qualified counsel.

PROPERTY INFORMATION

ADDRESS	20-28 Sargeant Street, Hartford, CT 06105
SALE PRICE	\$4,500,000
BUILDING SIZE	±160,000 SF incl. under-building garage
STORAGE PROGRAM	996+ units · 91,708 NRSF (Ph. 1–2) · ±120,000 NRSF full buildout
IN-PLACE INCOME	≈\$400,000/yr NNN (2nd & 3rd floor offices)
SITE	157,114 SF · ±3.61 acres (ALTA survey)
PARKING	164 spaces — 111 garage (3 HC) + 53 surface (6 HC)
LOADING	6 docks (10'×8') · drive-ins at both garage ends
CEILINGS / GRID	12' clear · 20'×40' column spacing
SYSTEMS	Wet sprinklers · AC throughout · 277/480V 3-phase
CONSTRUCTION	Concrete floors · built 1900 · renovated 1999
ENVIRONMENTAL	No asbestos · no lead (3rd party testing conducted in 2026)
OUTBUILDING	±2,400 SF · 30' ceiling
ZONING	CX-1 (Commercial Mixed-Use)
APPROVALS	Site plan PZ-SITEMIN-26-000041 · special permit · adaptive reuse

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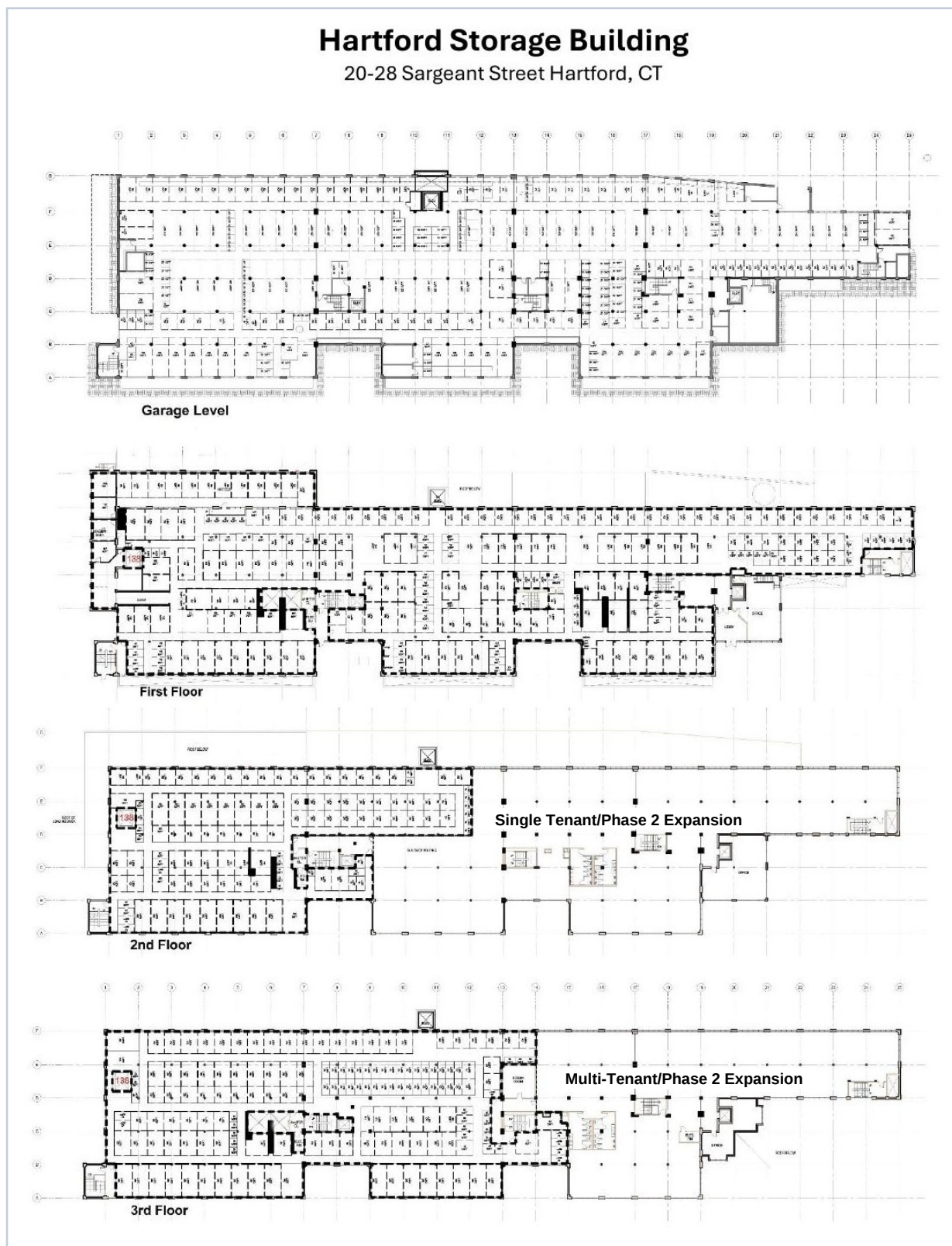
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FLOOR PLANS — APPROVED STORAGE LAYOUT



Unit layouts by level — garage, first, second and third floors. Office suites retained on the upper floors.

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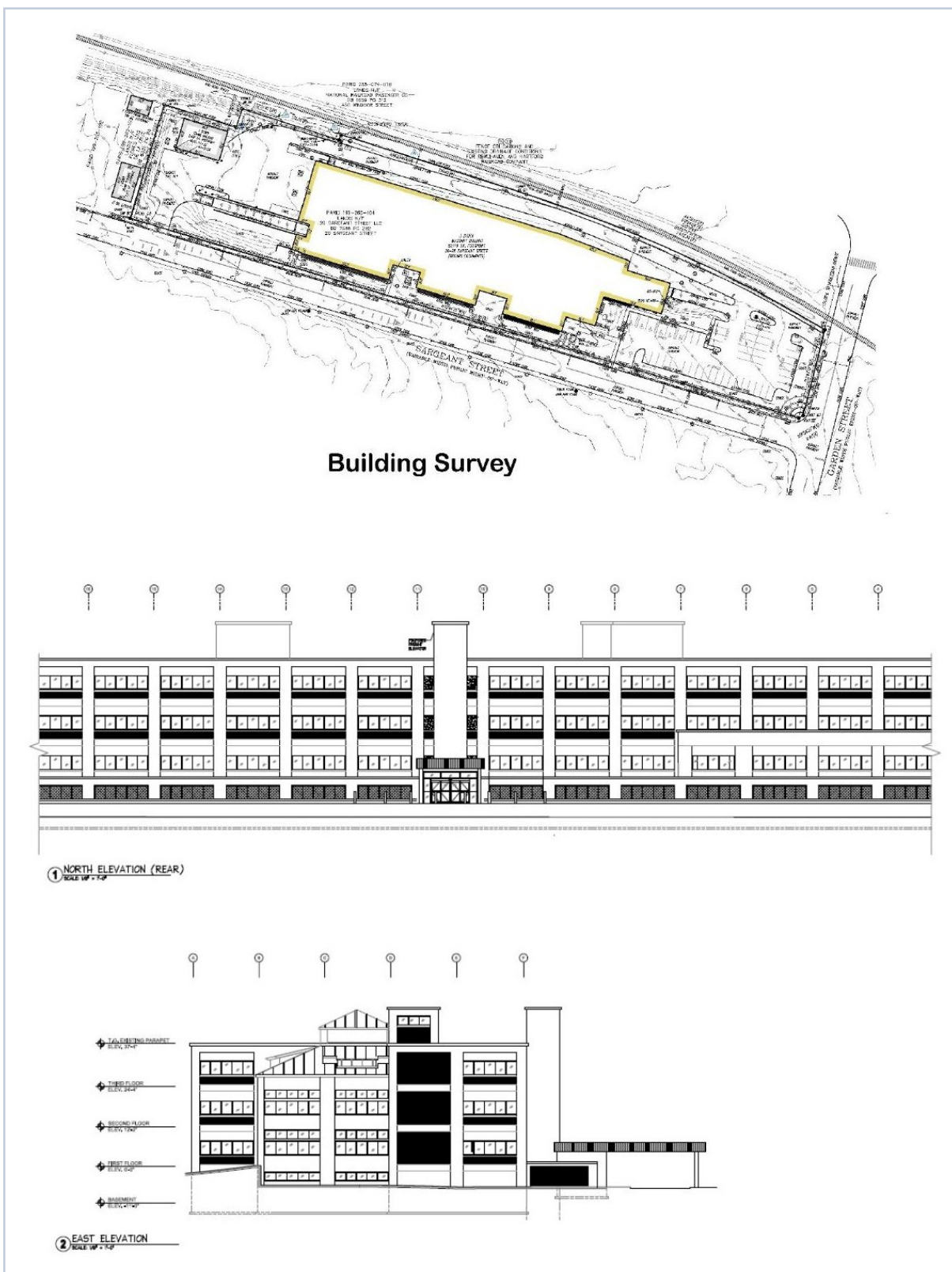
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BUILDING SURVEY & ELEVATIONS



Building survey with north (rear) and east elevations — 3 stories plus under-building garage level.

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