

110 Main St., Manchester, Connecticut 06042

\$399,000



Active **Office, Residential Income, Other**

Office, Residential Income, Other
 Listing ID : **24029402**
 Parcel Number: **619849**

DOM / CDOM: **2 / 334**
 County: **Hartford**
 Neighborhood: **N/A**
 Complex Name:
 Is also for Sale/Lease: **/**

Overview

This rarely available, beautifully maintained Four Square Colonial, built in 1900, boasts high visibility with ample drive-by traffic, making it perfect for a range of professional businesses. The property seamlessly blends historic charm and modern functionality, featuring original woodwork, hardwood floors, arched doorways, crown molding, exposed beams, and two fireplaces. The spacious kitchen provides abundant countertop and cabinet space, while the generously-sized rooms are ideal for private offices. Additionally, the building includes a full bath and a large conference room. There is ample storage throughout the property, including a two-car detached garage for additional storage. The paved driveway, off-street parking area, further enhance the property's appeal. This building is in move-in condition, ready for you to open your business immediately. Lovingly maintained over the years, this elegant structure offers soaring ceilings, beautiful woodwork, and bright, inviting rooms. Its four levels provide a multitude of options for any professional use. Zoning permits multi-family uses, allowing you to live where you work and grow your business without the need to commute. The prime location on a high-traffic main street ensures excellent exposure for your business. Bring your imagination and let this exceptional property fulfill your professional needs.

Private Remarks

Structural/Parking Information

Year Built:	1900	Construction:	Frame
Number of Stories:		Roof:	Asphalt Shingle
Number of Units:	1	Foundation:	Concrete
Number of Tenants:		Flooring:	
ADA Compliant/Handicap Features:	/	Ceiling Height:	
SqFt/SqFt Source:	3,033/Public Records	# of Restrooms:	2
Space is Subdividable:		# of Loading Docks:	
Covered Parking Space:	0	# of Overhead Doors:	
Uncovered Parking Space:	15	Office SqFt:	
Total Parking Spaces:	15	Retail SqFt:	
Parking Spaces per 1,000 SqFt:		Industrial SqFt:	
Garage/Parking Info:	15 Total Spaces, Paved, Off Street Parking, Unassigned Parking	Warehouse SqFt:	
Commercial Features:	Employee Lounge, Public Restrooms, Security System	Residential SqFt:	
Exterior Features:	Sidewalk, Gutters, Lighting, Outside Storage Area		

Building Information

Present Use:	Office Space, Mortgage, Legal, Insurance, Accounting	Tax Year:	July 2023-June 2024
Potential Use:	Multi-use Residential, Office Space, Mortgage, Legal, Insurance, Accounting	Taxes:	\$8,046
Business Included:	Multi-use Residential, Office Space, Mortgage, Legal, Insurance, Accounting	Tax District Amount:	
Assessment:	\$	Gross Annual Income:	
Mil Rate:	37.2	Gross Annual Expense:	
)		Net Operating Income:	

Units

Type Unit	# Unit	Full Baths	Part Baths	Avg Sqft	Avg Month Rent	# Vacant	Appliances Included
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HOA

Association Fee Provides:
 Special Assessments / Details: **/**

Utility Information

Heat Type/Fuel: **Baseboard, Hot Water/Oil**
 Cooling: **Central Air**
 Hot Water System:
 Water Service: **Public Water Connected**
 Sewer Service:
 Sewage System: **Public Sewer Connected**
 Annual Sewer Fee/Assessment:

Available Utilities: **Electric, Telephone, Cable Available**
 Electric Voltage:
 Electric Amperage:
 Electric Phases:
 # of Electrical Services:

Lot & Location

Acres: **0.42**
 Zoning: **RC**
 Location: **Downtown**
 Road Frontage Description: **Municipal Street**
 Road Frontage Feet Approx:
 Traffic Count:

Lot Description: **Dry, Level Lot, Cleared**
 In Flood Zone: **No**
 Elevation Certificate:
 Available Documents: **None**

Walk Score® : 69 Somewhat Walkable - Some errands can be accomplished on foot

Listing Information

Showing Instructions: **Use Showing Desk, easy to show**
 Lock Box Description: **Combo**
 Lock Box Location: **Back door**
 Directions: **GPS**
 Sign: **Yes**
 Owner Name / Phone: **Town records /**
 Occupied By: **Vacant**
 Bank Owned: **No**

Listing Contract Type: **Exclusive Agency Sales Agreement**
 Service Type: **Full Service**
 Buyer Agency Compensation: **2% of sale price**
 Additional Compensation Info:
 Compensation Notes:
 Variable Compensation / Reserved Prospect: **No / Yes**
 Acceptable Financing:
 Date Available: **Immediately**
 Potential Short Sale / Comments: **No /**
 The following items are not included in this sale:

Property Management

Property Management Type:
 Property Management Company:
 Property Management Company Phone:

Property Manager:
 Property Manager Phone/Email: /

Listing Agent/Broker Information

List Agent: **Ilka Torres (TORRESI)**
 List Agent Phone: **(860) 985-3788**
 List Agent Email: **ilka@torbello.com**
 List Agent License: **REB.079432**
 List Agent Website: **Torbello.com**

List Office: **Torbello Real Estate Advisors (13817)**
 List Office Phone: **(860) 266-5757**
 List Office Website: **Torbello.com**

Marketing History

List Price: **\$399,000**
 Previous List Price: **\$399,000**
 Original List Price: **\$399,000**
 Price Last Updated:
 List Price as % of Assessed Value: **184%**

Entered in MLS: **07/01/2024**
 Listing Contract Date: **07/01/2024**
 Listing Last Updated: **07/01/2024**
 Expiration Date: **09/30/2024**
 Sale Financing:

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Previous List Price **\$399,000**
Original List Price **\$399,000**
Sold Price

Entered in MLS **07/01/2024**
Listing Date **07/01/2024**
Closed Date

CDOM **334**
Expiration Date **09/30/2024**

List Price as % of Assessed Value

Closed Price as % of Assessed Value

Closed Price as % of Last List Price

184%

Seller Conc. Amt

Seller Conc. Desc.

Showing & Contact Information

Showing Inst. **Use Showing Desk, easy to show**
Listing Contract Type **Combo/Back door** Date Available **Immediately** Bank Owned **No**
Owner **Town records** Owner's Phone Occupied By **Vacant**
Directions **GPS**

Listing & Compensation Information

Listing Contract Type **Exclusive Agency Sales Agreement** Service Type **Full Service** Sign **Yes**
Buyer's Agent Comp. **2% of sale price**
Additional Compensation Info
Compensation Notes

Listing Agent/Broker Information

List Agent **Ilka Torres** Lic.# **REB.079432** Phone **(860) 985-3788**
Website **Torbello.com** Email **ilka@torbello.com**
List Team Leader's Lic.# Phone
Team Registration Number
Website
List Office **Torbello Real Estate Advisors** Phone **(860) 266-5757**
Website **Torbello.com**
Co List Agent Lic.# Phone
Website Email
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