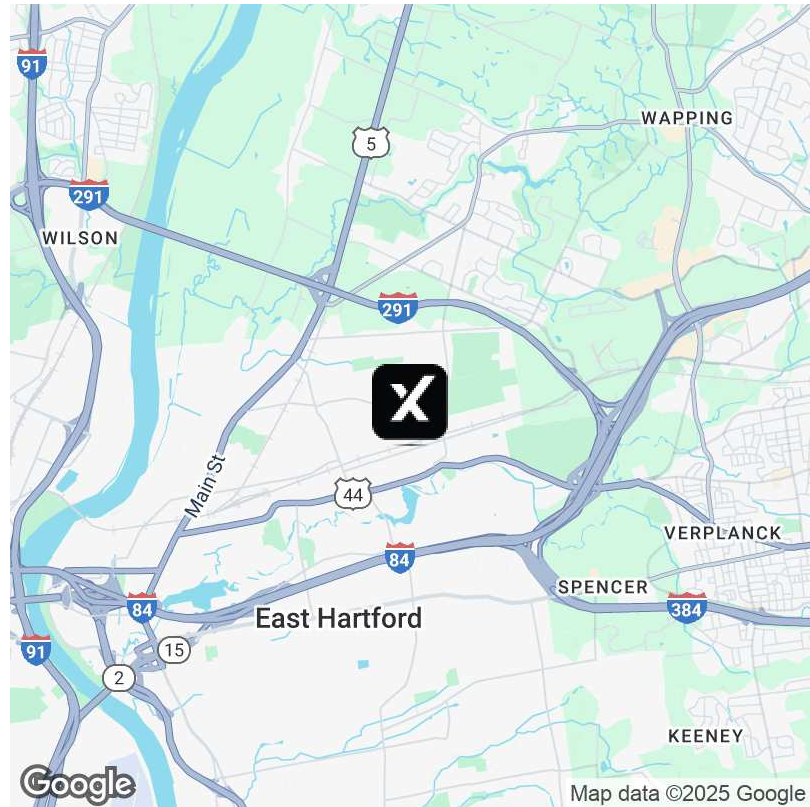


FOR SALE | 776 Tolland Ave, East Hartford CT



OFFERING SUMMARY

Sale Price:	\$815,980
Building Size:	6,229 SF
Available SF:	
Lot Size:	23,556 SF
Price / SF:	\$131.00
Year Built:	1932
Renovated:	2022
Zoning:	B3

PROPERTY OVERVIEW

Exceptional Industrial & Commercial Opportunity in East Hartford

Seize the chance to own a standout property perfectly suited for industrial, warehouse, or retail use. This 4,040 SF solid brick building, constructed in 1932, exudes vintage charm while offering robust functionality. Accompanied by an additional 1,800 SF steel building and out door gathering areas. This property boasts ample space to accommodate a range of business operations.

Strategically zoned B3 (Business & Industrial), it offers unparalleled flexibility and potential for growth in your commercial endeavors. Recent updates include brand-new ADA-compliant exterior bathrooms, ensuring accessibility and modern compliance, amongst many other upgrades. The property's prime location in East Hartford positions it perfectly for businesses looking to thrive in a vibrant and evolving market.

Whether you're an investor seeking value-add opportunities or a business owner ready to expand a place of business, this rare find offers a solid foundation to achieve your goals. Don't miss out—capitalize on this unique chance to make your mark in a dynamic and centrally located sought-after area, with this turn key property.

Howie Coro

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FOR SALE | The Burnside Ice Co Building

Building Name	The Burnside Ice Co Building
Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	09003043-14191
Building Size	6,229 SF
Lot Size	23,556 SF
Year Built	1932
Year Last Renovated	2022
Number of Floors	1
Number of Buildings	1



- - 4,179 SF Main building
- - 1,800 SF Metal Building
- - All new ADA-compliant outside bathrooms.
- - Built-in 1932, Lots of new property upgrades/restoration
- - Zoned B3
- - Prime East Hartford location
- - Spacious interior
- - Solid construction
- - Versatile potential
- - Strategic investment opportunity
- - Well-maintained property
- - Suitable for industrial, warehouse, or distribution use
- - Possible Restaurant, Bar, Club House
- - Outdoor beer garden/patio area

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FOR SALE | The Burnside Ice Co Building



PROPERTY DESCRIPTION

Exceptional Industrial & Commercial Opportunity in East Hartford

Seize the chance to own a standout property perfectly suited for industrial, warehouse, or retail use. This 4,040 SF solid brick building, constructed in 1932, exudes vintage charm while offering robust functionality. Accompanied by an additional 1,800 SF steel building and out door gathering areas. This property boasts ample space to accommodate a range of business operations.

Strategically zoned B3, it offers unparalleled flexibility and potential for growth in your commercial endeavors. Recent updates include brand-new ADA-compliant exterior bathrooms, ensuring accessibility and modern compliance, amongst many other upgrades. The property's prime location in East Hartford positions it perfectly for businesses looking to thrive in a vibrant and evolving market.

Whether you're an investor seeking value-add opportunities or a business owner ready to expand, this rare find offers a solid foundation to achieve your goals. Don't miss out—capitalize on this unique chance to make your mark in a dynamic and sought-after area, with this turn key property.

Unlock the possibilities today!

LOCATION DESCRIPTION

Discover this ideal investment property zoned B3, Business Industrial. It can be used for retail, automotive, and manufacturing purposes, amongst others. Centrally located in East Hartford, CT. Situated in a prime area with convenient access to major transportation routes, this location offers a strategic advantage for your business. With proximity to Bradley International Airport, major highways, and rail lines, logistics and distribution operations will thrive here. Nearby points of interest include Rentschler Field, a popular event venue, and Pratt & Whitney Stadium. The area also boasts a range of dining and shopping options, ensuring that your employees have everything they need within reach. Embrace the potential of this dynamic location for your next commercial endeavor.

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FOR SALE | The Burnside Ice Co Building



PROPERTY HIGHLIGHTS

- - 4,179 SF Main building
- - 1,800 SF Metal Building
- - All new ADA-compliant outside bathrooms.
- - Built-in 1932, Lots of new property upgrades/restoration
- - Zoned B3
- - Prime East Hartford location
- - Spacious interior
- - Solid construction
- - Versatile potential
- - Strategic investment opportunity
- - Well-maintained property
- - Suitable for industrial, warehouse, or distribution use
- - Possible Restaurant, Bar, Club House
- - Retail or Automotive use
- - Outdoor beer garden/patio area
- - Fenced in secured rear yard.



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FOR SALE | The Burnside Ice Co Building



HOWIE CORO

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PROFESSIONAL BACKGROUND

Deeply rooted in Connecticut and the New England market, my background seamlessly blends a legacy of family construction with 13 years of distinguished military service in the U.S. Army and U.S. Air Force. Following my military tenure, I continued my commitment to public service as a third-generation firefighter and EMT for Connecticut's Military Department.

An entrepreneur at heart, I have successfully built and managed multiple small businesses while maintaining a passion for hands-on craftsmanship, including hot rods, woodworking, and motorsports. Above all, my greatest priority is my family—I am a dedicated single father to two wonderful children.

As a Commercial Real Estate broker, I leverage my extensive experience in critical thinking, problem-solving, and project management to deliver strategic solutions. With a strong focus on the Industrial, Office, and Retail sectors, I take a meticulous and results-driven approach to every transaction, ensuring my clients achieve success in an ever-evolving commercial real estate market.

EDUCATION

National Commercial Realestate Advisor (N.C.R.E.A)

Certified Realestate Planning Specialist (C.R.E.I.P.S)

MEMBERSHIPS

- Northern CT Chamber of Commerce
- Town of Somers CT, Zoning board committee member.

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