

90-96 PARK ROAD • MULTIFAMILY PROPERTY FOR SALE

WEST HARTFORD, CT 06119



ELITE
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A Veteran Owned Company



PROPERTY DESCRIPTION

Two Building Multifamily Portfolio Sale: 90-92 Park Rd, a 0.16 +/- acre parcel zoned BG currently improved with a 2880 +/- sq ft Four Family that has been taken down to the studs and is ready for a new buyer to design and build. 94-96 Park Rd is a 0.16 +/- acre parcel zoned BG currently improved with a 2901 +/- sq ft Three Family that is currently leased at below market rents. Each property had an accessible basement and each has a garage in back (neither garage is currently being utilized and there is the potential for additional rent). This is a great project for a buyer looking to own in West Hartford.

PROPERTY HIGHLIGHTS

- Two Building Portfolio Sale
- One Building Generating Income
- One Building Gutted Ready for Renovations
- 0.32 +/- Acres Total Zoned BG
- 5781 +/- Total Sq Ft

OFFERING SUMMARY

Sale Price:	\$1,275,000
Number of Units:	7
Building Size:	5,781 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	12,323	67,681	99,231
Total Population	26,889	167,583	250,149
Average HH Income	\$93,935	\$94,665	\$100,733

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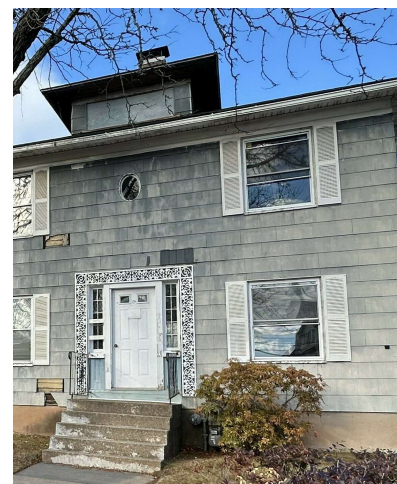
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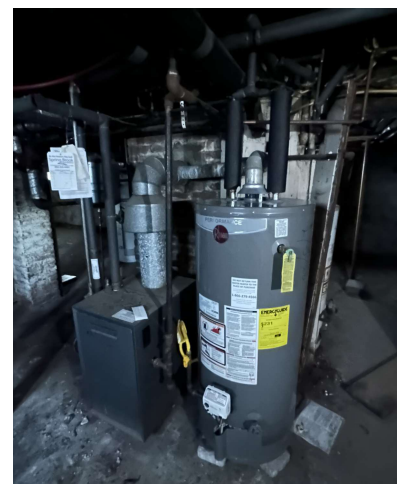
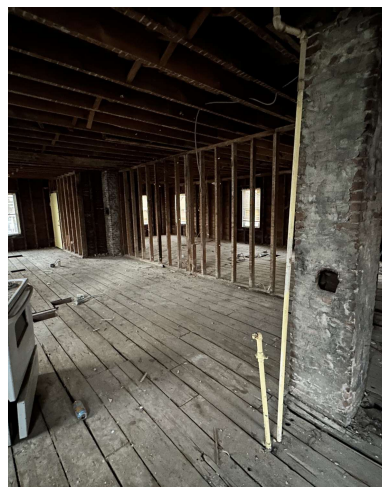
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West Hartford GIS Map: 90-92 and 94-96 Park Rd



**WEST
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MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of West Hartford, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 12/04/2024
Data updated Daily

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

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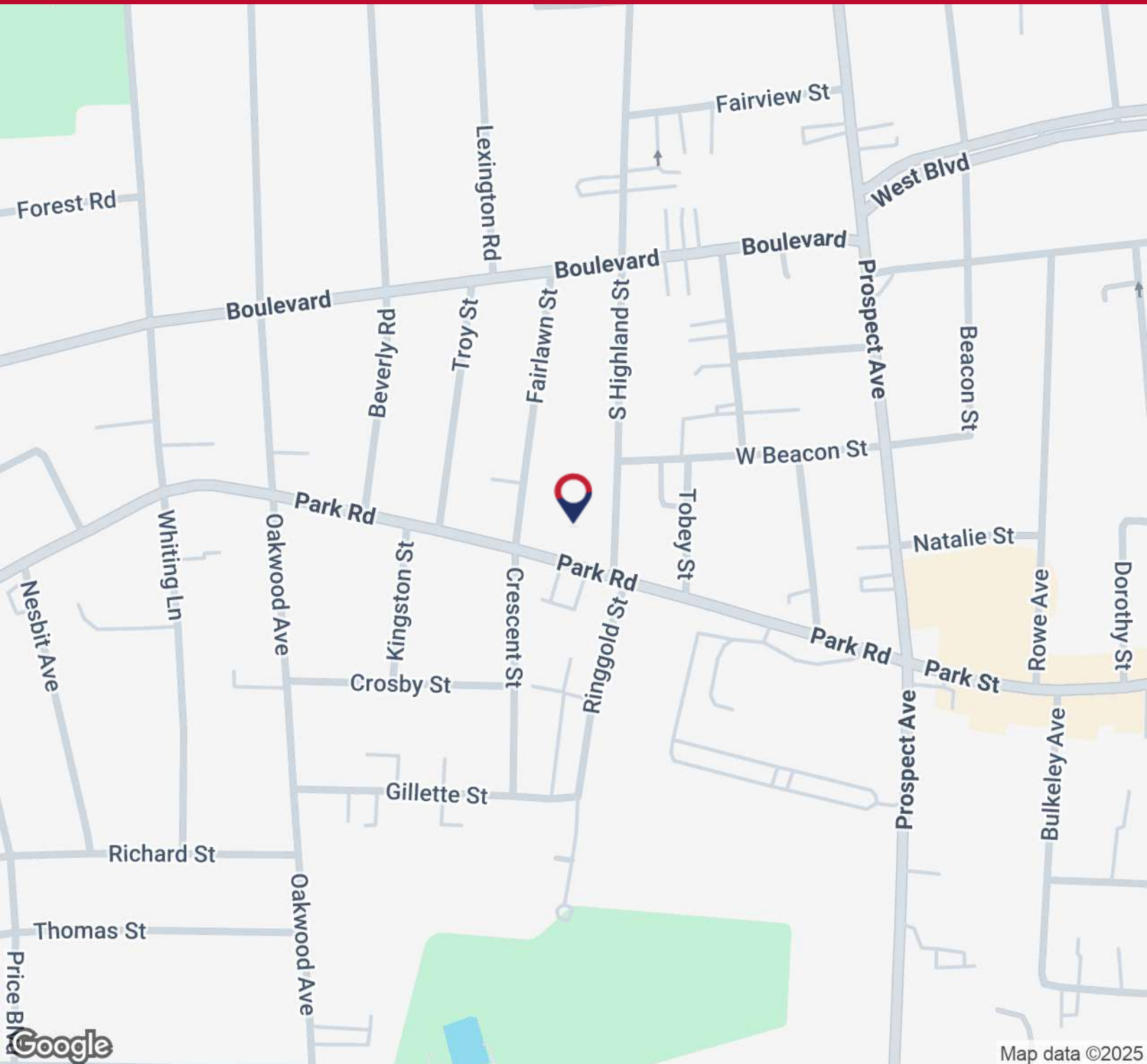
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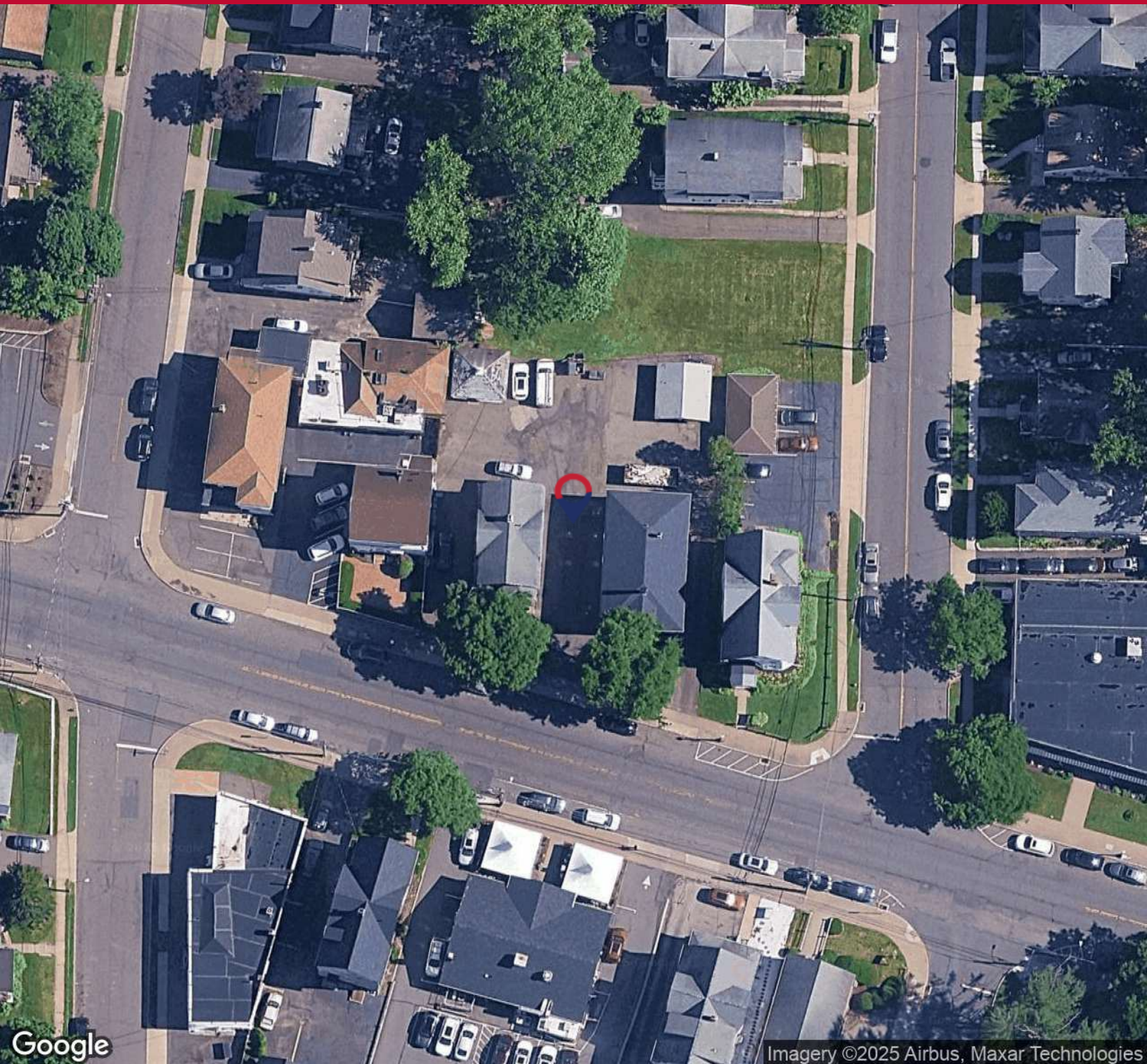
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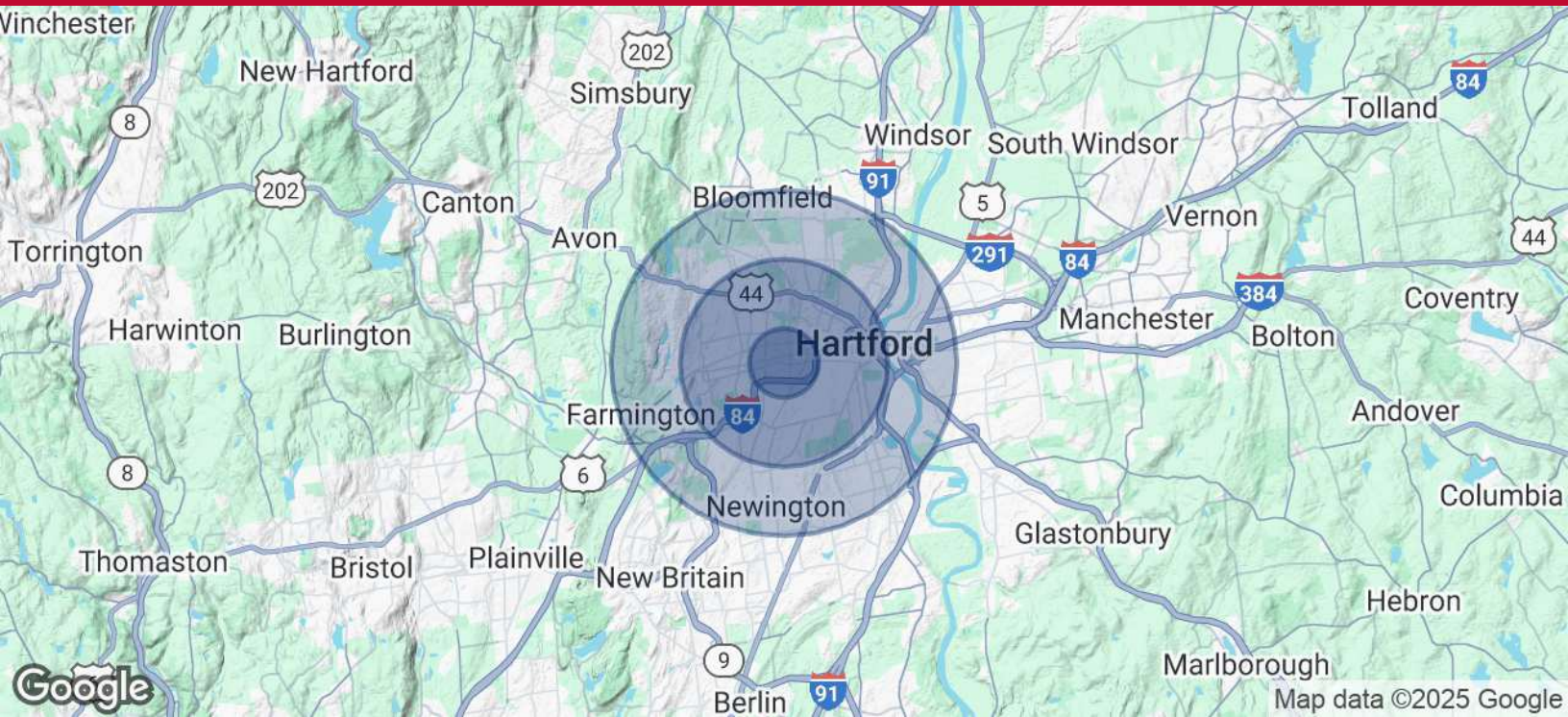
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,889	167,583	250,149
Average Age	40	39	40
Average Age (Male)	39	38	38
Average Age (Female)	41	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,323	67,681	99,231
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$93,935	\$94,665	\$100,733
Average House Value	\$333,236	\$332,116	\$326,976

Demographics data derived from AlphaMap

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