

SALE

85-87 JAMES ST

East Hartford, CT 06108



PROPERTY DESCRIPTION

Opportunity to acquire a well-located multi-tenant industrial property at 85-87 James St, East Hartford, CT, positioned in an industrial park with convenient access to local highways and just minutes to Hartford. This 3-tenant industrial building features all public and split utilities, supporting efficient operations for an owner/user or an investor seeking income potential. B-3 (Business/Industry) zoning provides flexibility for a variety of business and industrial uses.

PROPERTY HIGHLIGHTS

- 3-Tenant industrial building
- Excellent access to local highways
- Both owner/user and investment opportunity
- B-3 (Business/Industry) zoning supports various uses

OFFERING SUMMARY

Sale Price:	\$700,000
Property Type:	Industrial
Number of Units:	3
Building Size:	11,408 SF
Lot Size:	0.55 Acres
Zoning:	B-3 (Business/Industry)
Utilities:	Gas/Public Water & Sewer
Year Built:	1977

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PHOTOS

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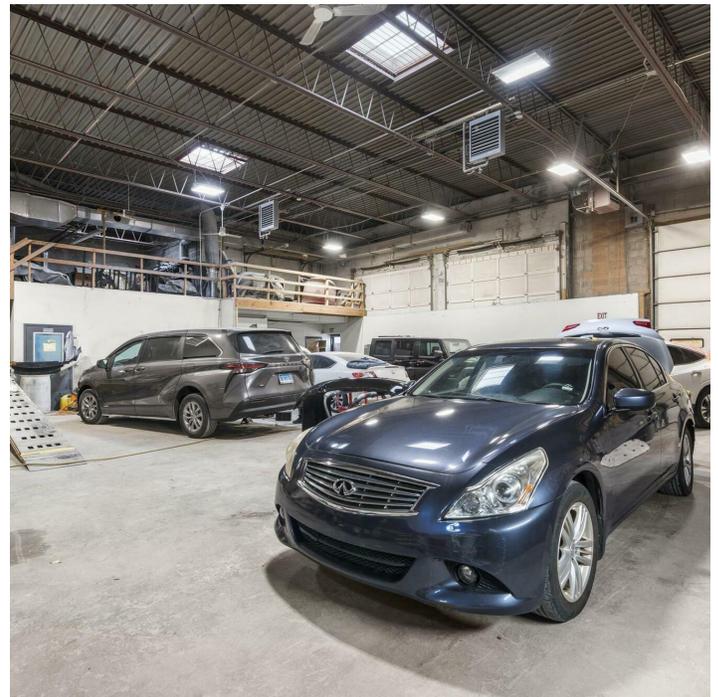
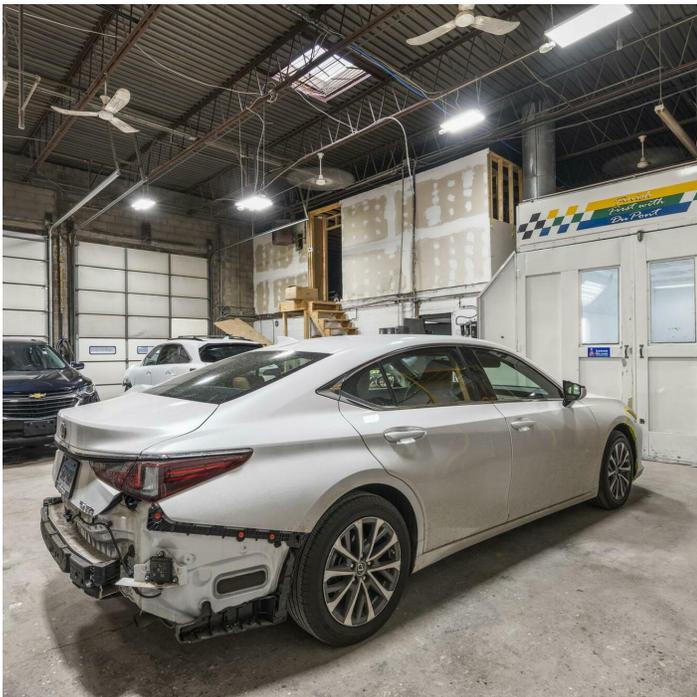


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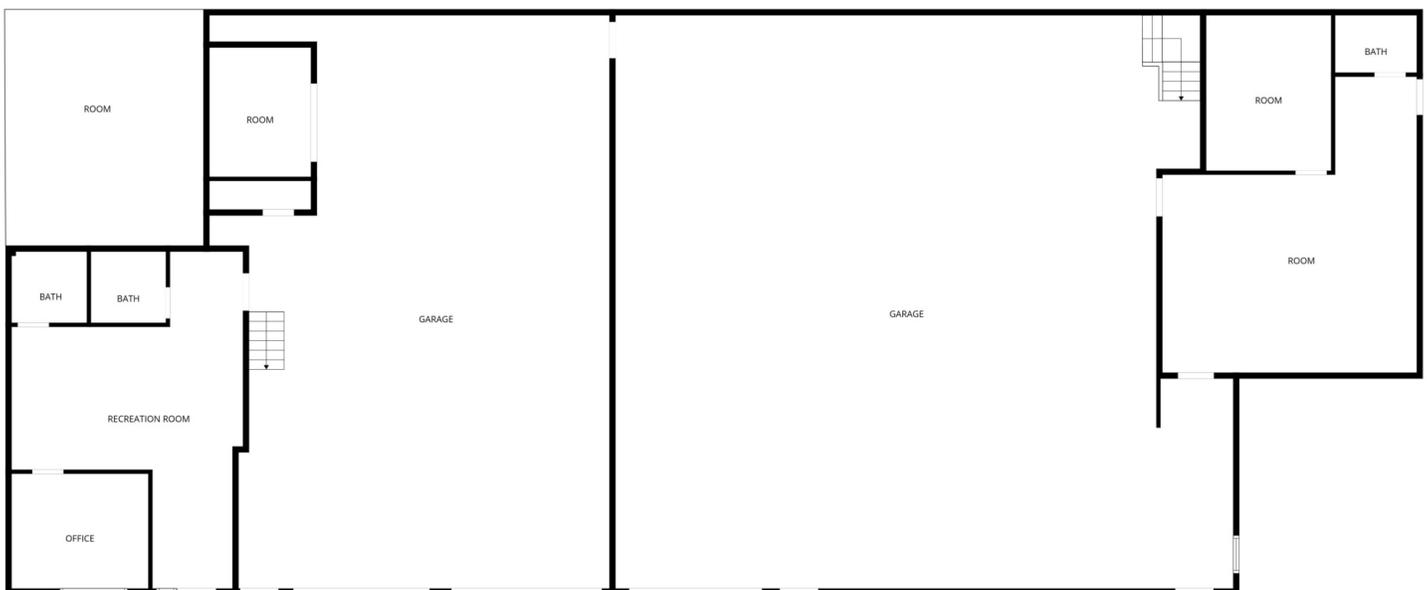
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FLOORPLAN

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Unit 1 Floorplan

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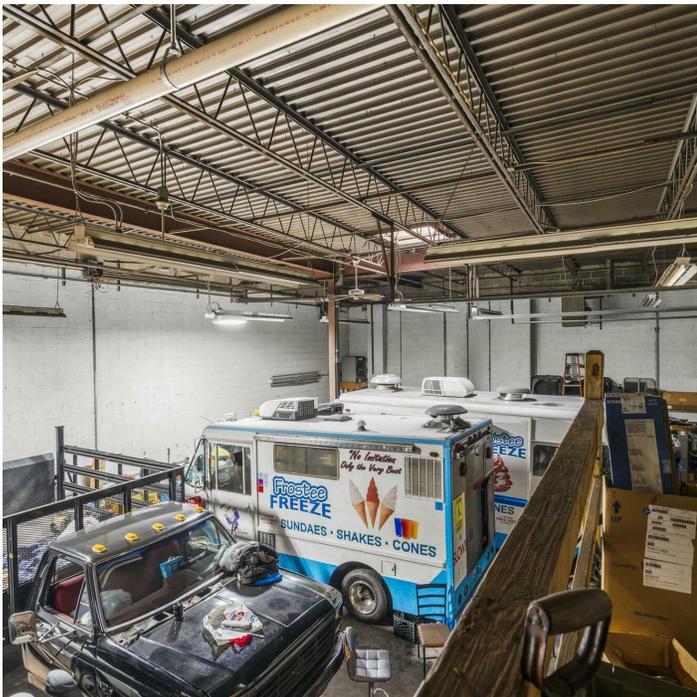
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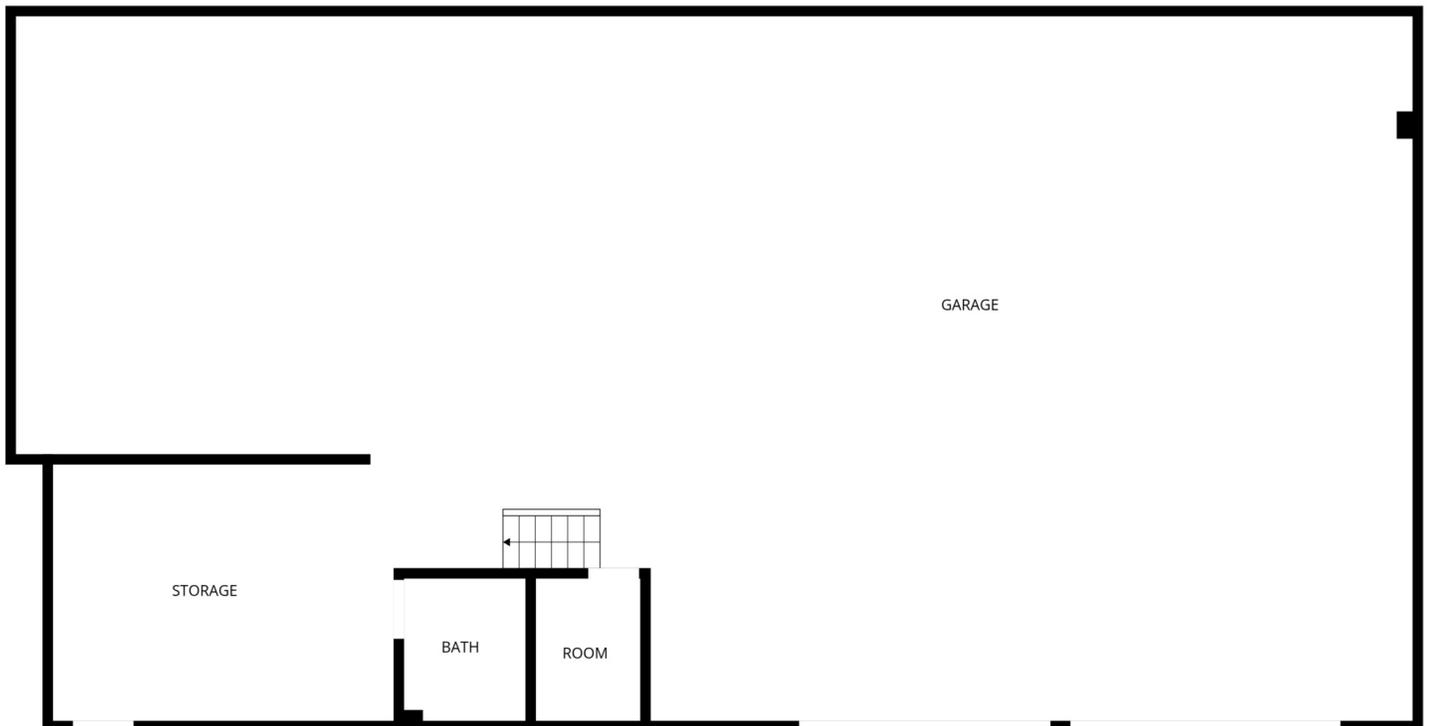
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FLOORPLAN

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Unit 2 Floorplan

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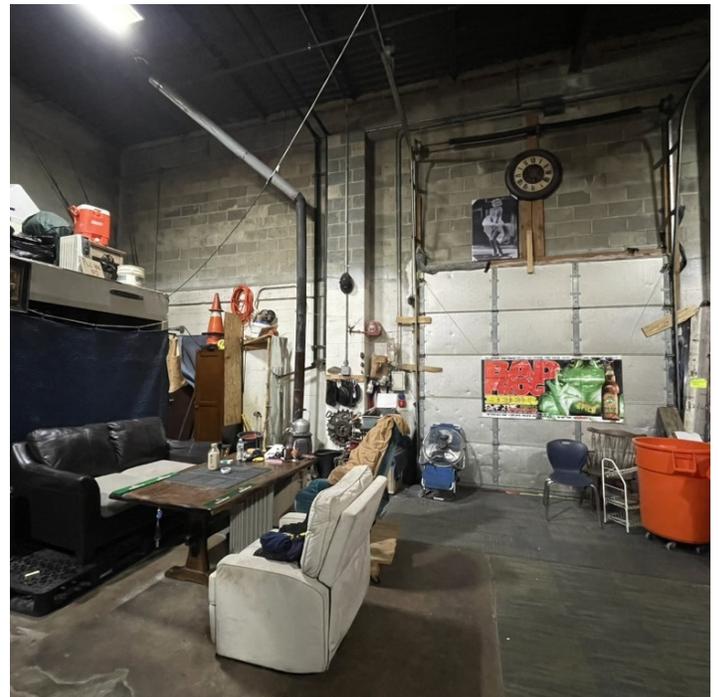
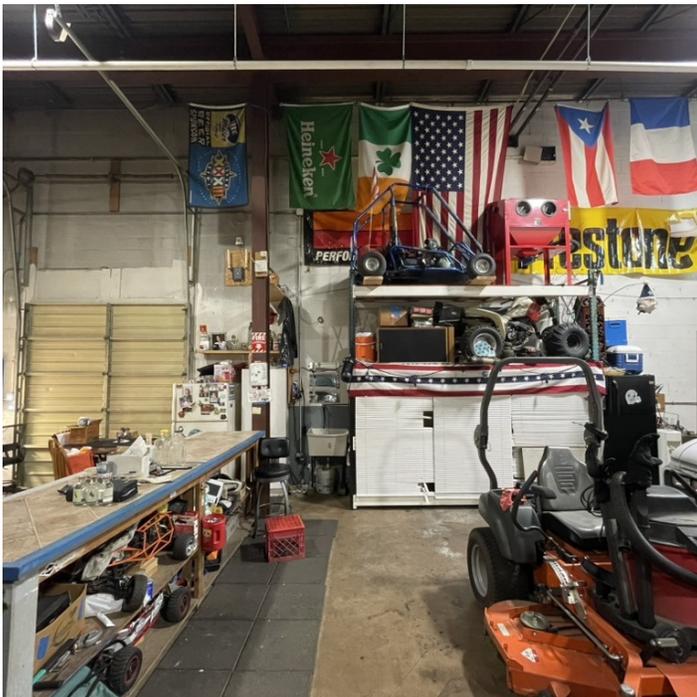


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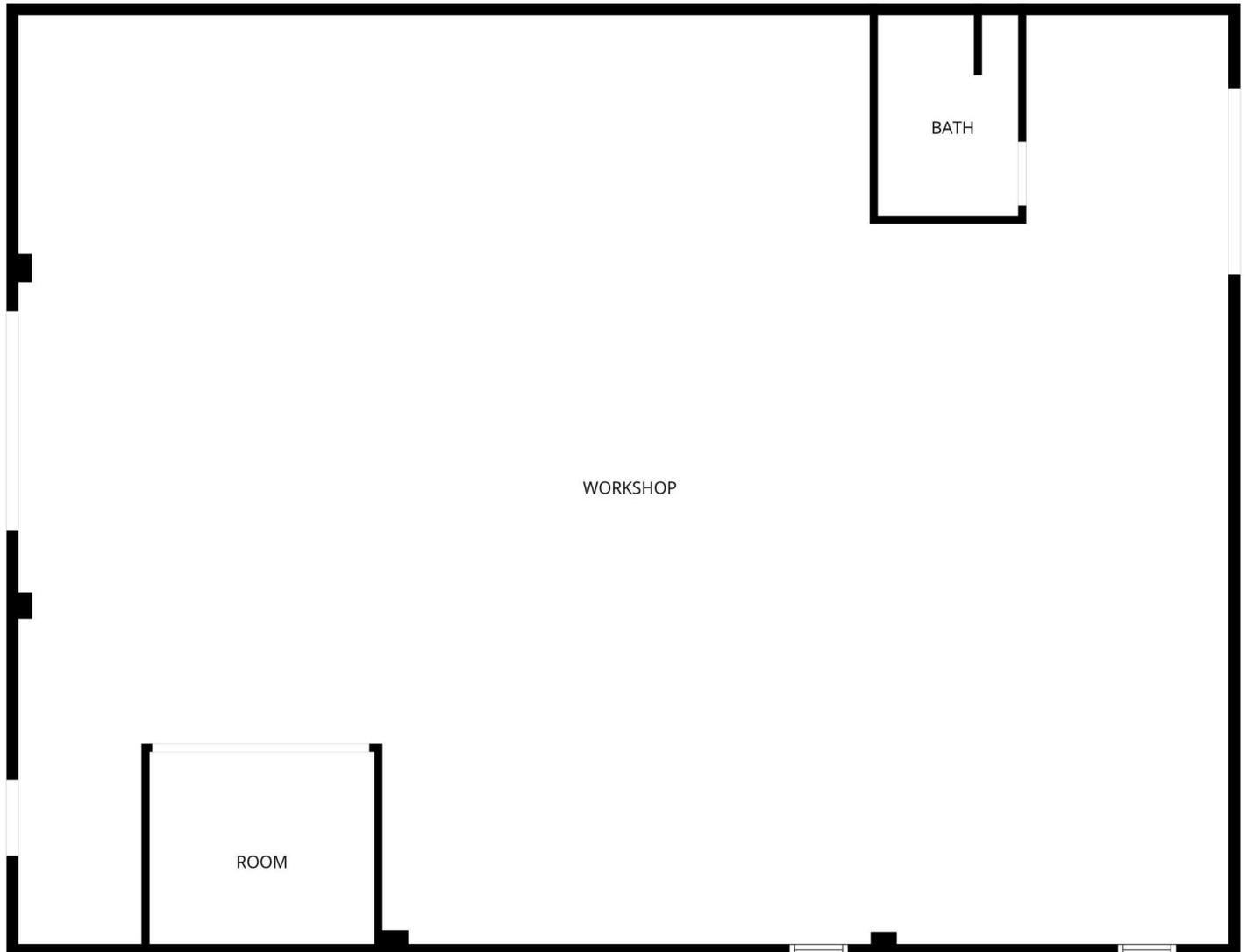


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FLOORPLAN

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Unit 3 Floorplan

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RENT ROLL

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SUITE	TENANT NAME	SIZE SF	ANNUAL RENT	LEASE END
Unit 1	Auto Body	5,808 SF	\$42,000	MTM
Unit 2	Truck Storage	2,800 SF	\$21,600	MTM
Unit 3	General Storage	2,800 SF	\$16,800	MTM
TOTALS		11,408 SF	\$80,400	



Square footage is approximate and subject to verification

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FINANCIALS

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INCOME SUMMARY

CURRENT FINANCIALS

PROFORMA

Autobody Tenant	\$42,000	\$54,000
Ice Cream Tenant	\$21,600	\$24,000
Storage Tenant	\$16,800	\$19,200
Vacancy Cost	(\$6,432)	(\$7,392)
GROSS INCOME	\$73,968	\$89,808

EXPENSES SUMMARY

CURRENT FINANCIALS

PROFORMA

Sewer	\$3,400	\$3,400
Taxes	\$21,508	\$21,508
OPERATING EXPENSES	\$24,908	\$24,908

NET OPERATING INCOME

\$49,060

\$64,900



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LOCATION MAP

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LISTING CONTACT

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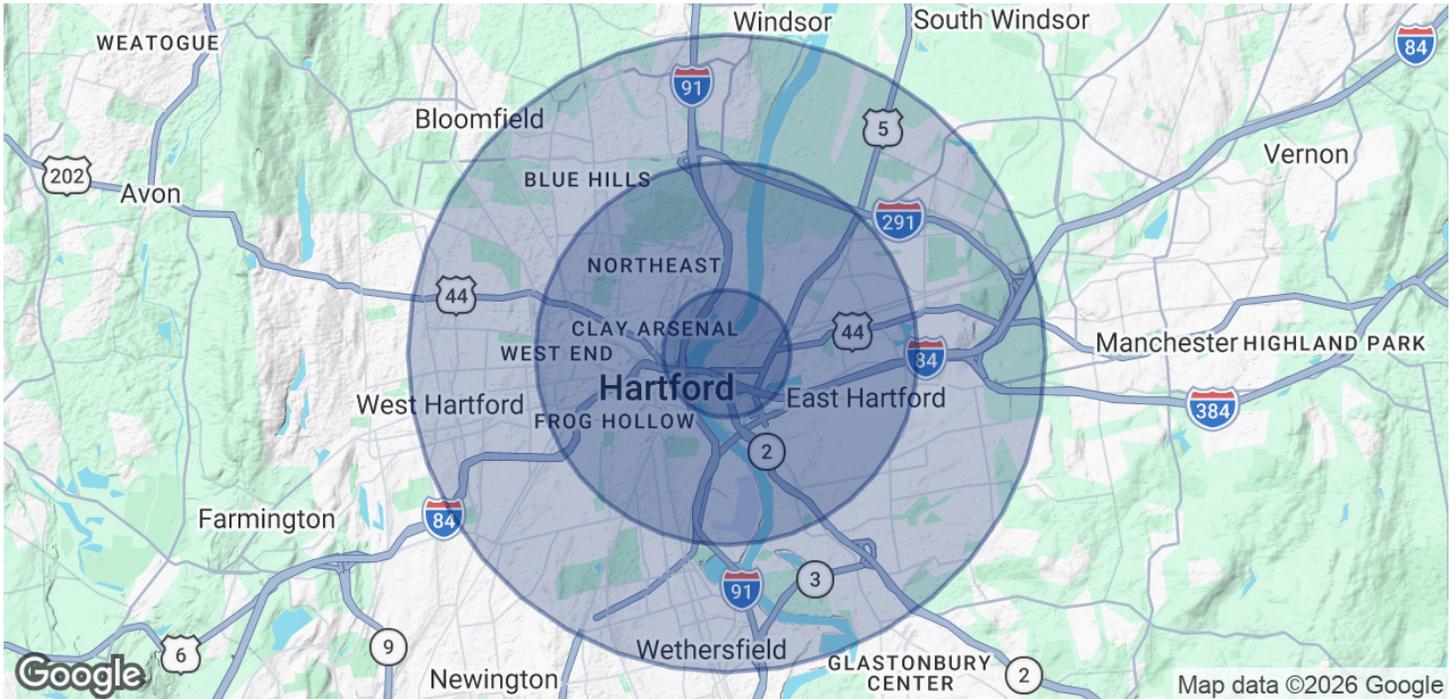
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,436	131,302	254,089
Average Age	42	38	39
Average Age (Male)	41	36	38
Average Age (Female)	43	39	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,329	53,065	100,736
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$77,024	\$61,608	\$87,635
Average House Value	\$246,419	\$264,507	\$287,836

Demographics data derived from AlphaMap

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