



Sale Price
\$595,000

Lease Rate
\$14.00
psf + janitorial

Philip Gagnon, SIOR
860 616 4016
philip.gagnon@ct.colliers.com

864 Wethersfield Avenue
Hartford, CT 06114
860 249 6521 Main

colliers.com/hartford

1850 Silas Deane Highway Rocky Hill, CT 06067

**Fully leased office building condo
for sale with 5,004 sf for lease**

1850 Silas Deane Highway is a 7,500 sf fully-leased office building condo for sale with 5,004 sf for lease. The entire building is one condominium unit. This property is ideally located with Silas Deane Highway frontage near a traffic light (at the entrance to Kohl's). There is monument signage with this unit.

Features

- 7,500 sf fully leased office building condo
- 1,600 sf and 1,900 sf space on 1st floor for lease
- 1,504 sf on 2nd floor
- Excellent highway access from I-91, Exit 24 near traffic light
- Rare small investment in an established retail/office corridor
- 20,000+ cars per day
- Upgraded HVAC (last 3 years) and restrooms (in 2012)
- 4 tenants currently leasing building; Approx. NOI is \$40,000

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1850 Silas Deane Highway Rocky Hill, CT 06067



Demographics

	Pop.	HH	Avg HH \$
1 mile	5,708	2,560	\$73,051
3 miles	41,012	16,907	\$93,364
5 miles	137,690	55,114	\$82,496

TRAFFIC COUNTS

Silas Deane Highway & Marshall Road	20,900 vpd
Silas Deane Highway & I-91	24,400 vpd
I-91 & Silas Deane Highway	131,212 vpd



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