

Retail/Business Strip Mall

71 Hazard Ave, Enfield, CT

For Sale



Located in Enfield, the Gateway to the Hartford-Springfield interstate region, this exceptional commercial property offers a rare opportunity for investors. Fully leased with three ground-level office spaces, the property ensures stable and consistent rental income from established tenants. The building's design prioritizes accessibility, with ground-level entry for all offices, making it convenient for both tenants and visitors. Additionally, the property features over 20 parking spaces, accommodating employees and clients with ease. Positioned on a bustling commercial corridor, it benefits from proximity to shopping centers, dining options, and major transportation routes connecting Hartford, CT, and Springfield, MA. This property delivers a winning combination of prime location, steady income, and accessibility—perfect for investors or business owners planning for future growth.

Offered at \$895,000

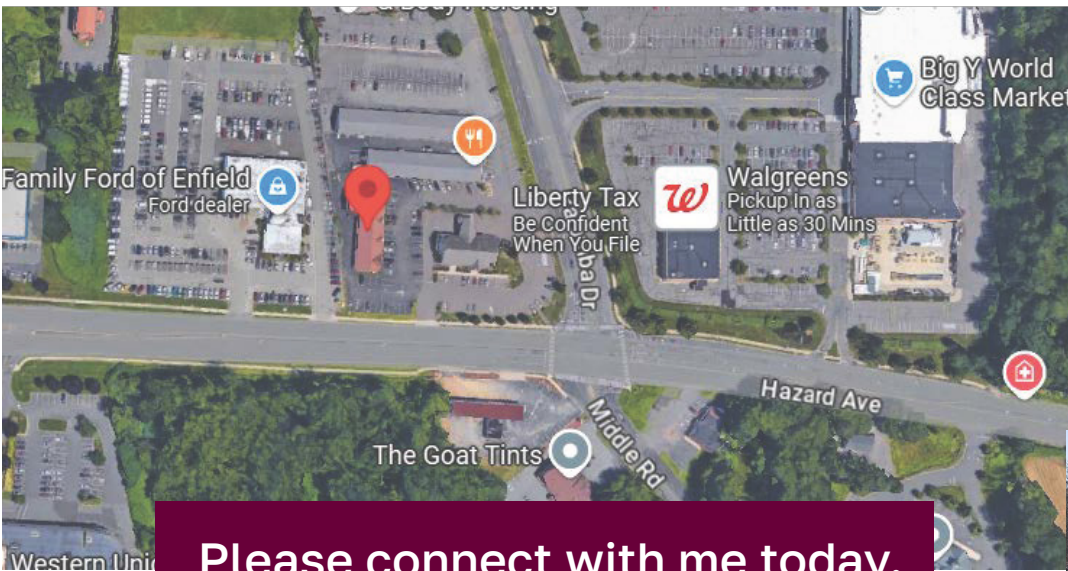
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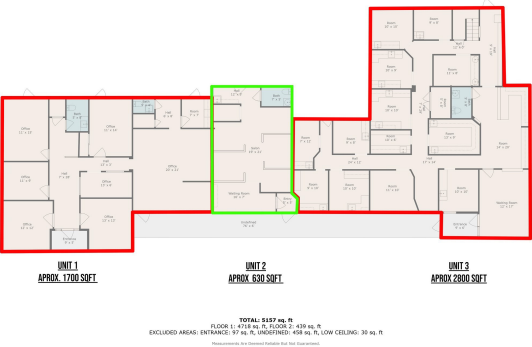
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Please connect with me today.



71 Hazard Avenue	
Sq Ft	5,579
Acres	0.66
Parking spaces	11-20, Open
Number of Units	3
Types of Current Businesses	Realty Office, Dentist Office, Hair Salon
Taxes (2023)	\$21,377/Annually
Snow removal	\$3,000/Annually
Insurance	\$4,800/Annually
Utility Costs(Averages):	
Electricity	Paid by Tenants
Heating (Gas)	Paid By Tenants
Water	\$45/Monthly
Leases:	
Unit 1	\$3,176/Monthly
Unit 2	\$1,054/Monthly
Unit 3	Owner occupied



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