

FOR SALE



8 Units Townhouse Style

270 Bellevue Street

Hartford, CT 06120

\$1,500,000

Executive Summary

270 Bellevue Street offers a rare opportunity to purchase a fully remodeled, turn-key 8 unit condo style property built in 1990. Bright, spacious interiors feature a neutral color palette, abundant natural light, and consistent modern finishes throughout. The unit mix includes (2x) 4 bed/2 bath units, (4x) 3 bed/1.5 bath units, and (2x) 2 bed/1 bath units.

Each residence offers a newly renovated kitchen with white soft-close cabinetry, quartz countertops, brand new stainless steel appliances, updated tiled bathrooms; new flooring throughout, fresh paint, spacious living and dining areas, in-unit laundry, vinyl windows, and excellent closet space. Every unit also includes a private full basement, separate gas boiler, gas water heater, electrical panel, tenants pay all utilities, minimizing landlord expenses, and a new roof installed in 2026. Exterior features include a fenced, level lot, patio and green space, plus private parking for approximately 16 vehicles.

Conveniently located near Downtown Hartford, restaurants, Dunkin' Park, Saint Francis Hospital, Bushnell Park, museums, I-84, and I-91. Fully occupied with tenants current on rent. Fair Market Rents Are \$2,500 For 4 Bedroom Units, \$2,000 For 3 Bedroom Units, \$1,650 For 2 Bedroom Units, totaling \$195,600 annually with a projected 8.5% cap rate.

Property Highlights

- (2) 4 bedroom, 2 bathroom units
- (4) 3 bedroom, 1.5 bathroom units
- (2) 2 bedroom, 1 bathroom units
- Fully remodeled kitchens with quartz countertops, soft close cabinetry, and stainless steel appliances
- Updated tiled bathrooms
- New flooring and fresh paint throughout
- In unit laundry in every unit
- Private full basement for every unit
- Separate gas boilers, water heaters, and electrical panels
- Tenants pay all utilities
- Vinyl windows
- New roof installed in 2026
- Fenced level lot with patio and green space
- Private parking for approximately 16 vehicles
- Fair Market Rent potential of approximately \$206,400 annually
- Convenient access to Downtown Hartford, Saint Francis Hospital, I 84, and I 91

Offering Summary

Offered At	\$1,500,000
Square Footage	9,264 sf
Lot Size	0.47 acres
Year Built	1990
Zoning	NX -1
Unit Count	8
Total Bedrooms	24
Total Bathrooms	14
Cap Rate	8.5 %

Rent Roll

Unit Number	Unit Type	Rent
1	2 br, 1 b	\$1,700
2	2 br, 1 b	\$1,700
3	4 br, 2 b	\$2,500
4	4 br, 2 b	\$2,500
5	3 br, 1.5 b	\$2,200
6	3 br, 1.5 b	\$2,200
7	3 br, 1.5 b	\$2,200
8	3 br, 1.5 b	\$2,200
Monthly Rent		\$17,200
Annual Rent		\$206,400

Expenses

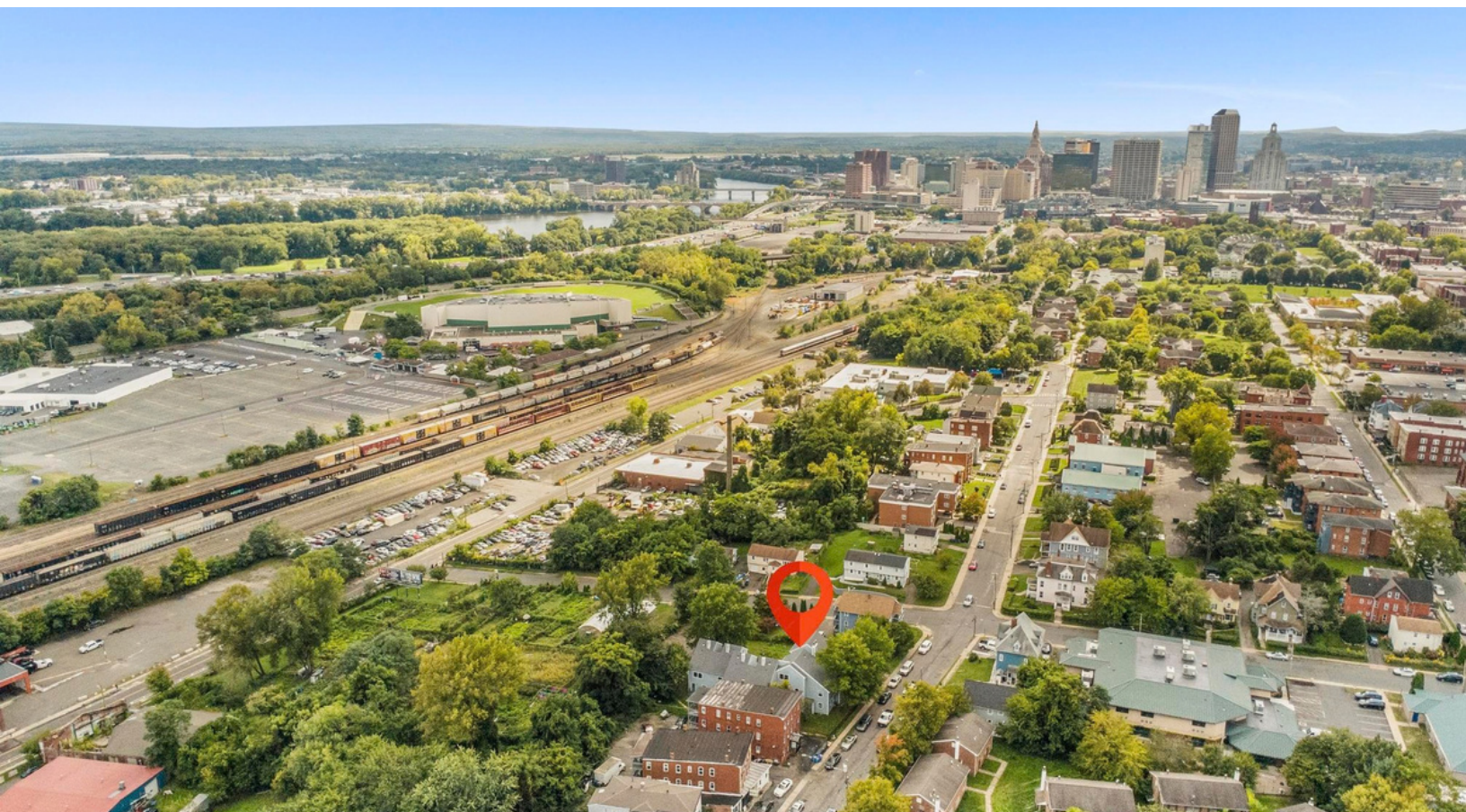
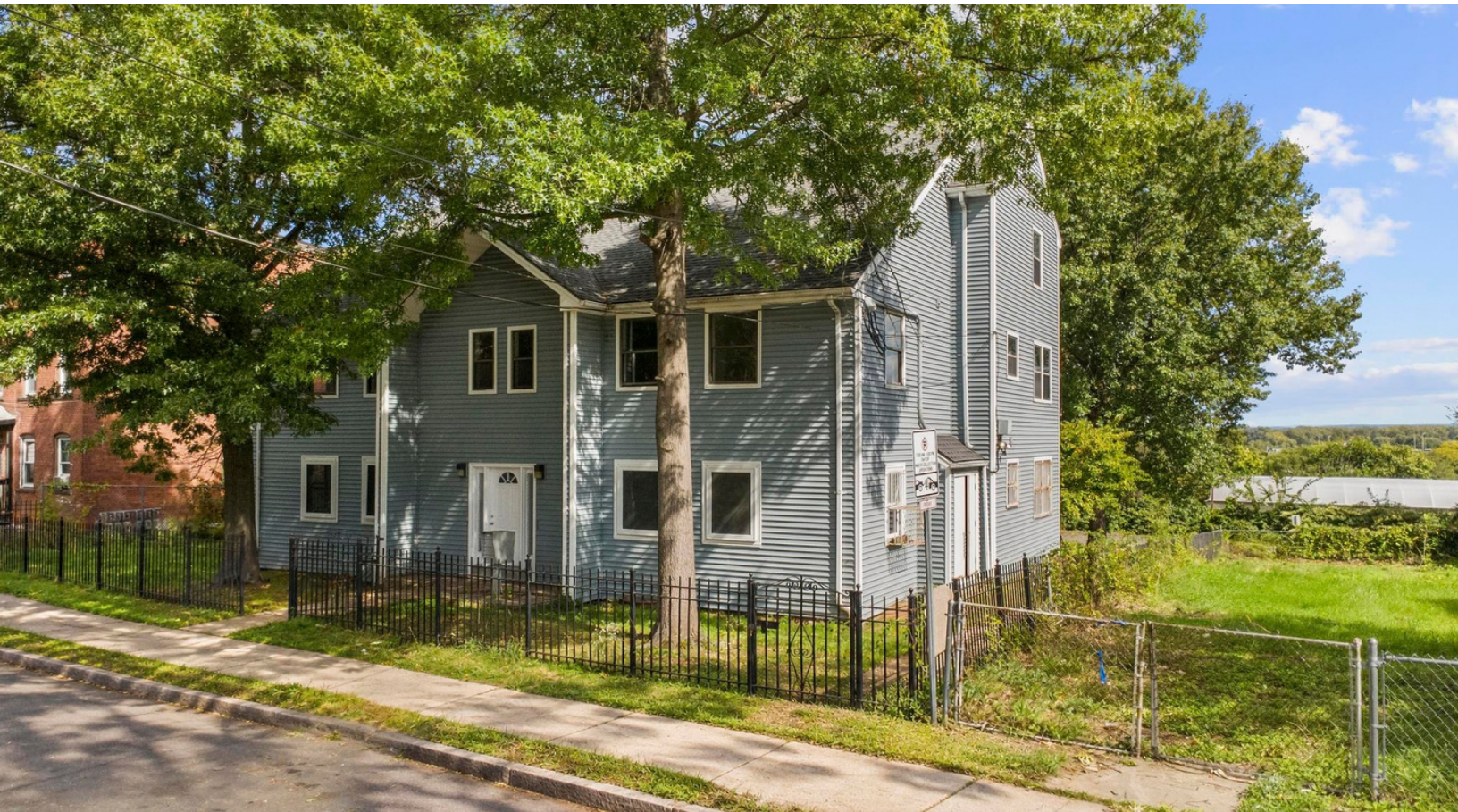
R/E Taxes	\$25,894
Insurance Premium	\$7,372
Maintenance	\$10,320
Mangement	\$12,384
Water/Sewer	\$4,800
Electric	tenant paid
Heat	tenant paid
Snow/Lawn	\$3,000
Trash	\$4,260

Total Expenses	\$68,030
-----------------------	-----------------

NOI	\$128,050
------------	------------------

Cap Rate	8.5%
-----------------	-------------

Property Photos



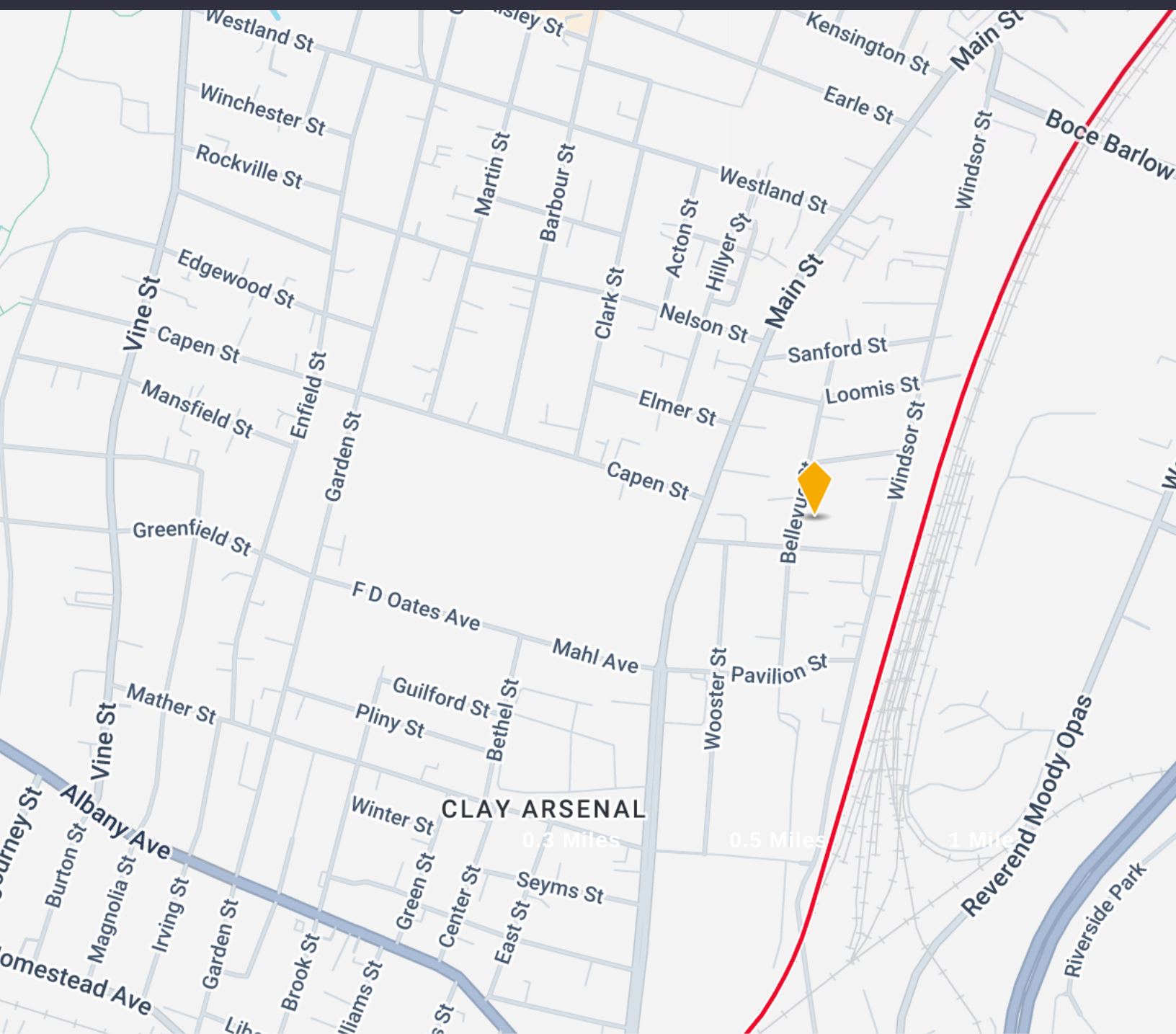
Property Photos



Property Photos







Conveniently located near Downtown Hartford, Dunkin' Park, Saint Francis Hospital, Bushnell Park, restaurants, museums, I-84, and I-91.

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and we make no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.



Michael Doherty

Doherty Home Team
(860) 941-9996
mike@dohertyhometeam.com

