

FOR SALE

COMMERCIAL BUILDING PORTFOLIO

101 & 109-111 PITKIN STREET | EAST HARTFORD, CT 06108



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 101 & 109-111 Pitkin Street, East Hartford CT for sale. This property consists of three buildings totaling 18,715 square feet on 1.82 acres.

PROPERTY HIGHLIGHTS

- Excellent opportunity to occupy a portion and lease out the rest
- 111 Pitkin St is fully leased; \$36,000 annual income
- 109 Pitkin St is fully leased; \$45,000 annual income
- Substantial off-street parking
- Immediate access to I-84 and Route 2
- Subdividable to 5,000 SF

OFFERING SUMMARY

Sale Price:	\$1,300,000
Lease Rate for 101 Pitkin:	\$12.25 PSF, Full Gross
Lot Size:	1.82 Acres
Building Size:	18,715 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	538	3,649	8,931
Total Population	1,450	8,225	17,955
Average HH Income	\$60,958	\$60,015	\$55,008

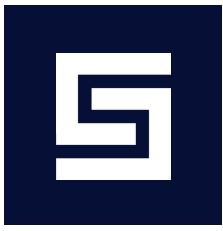
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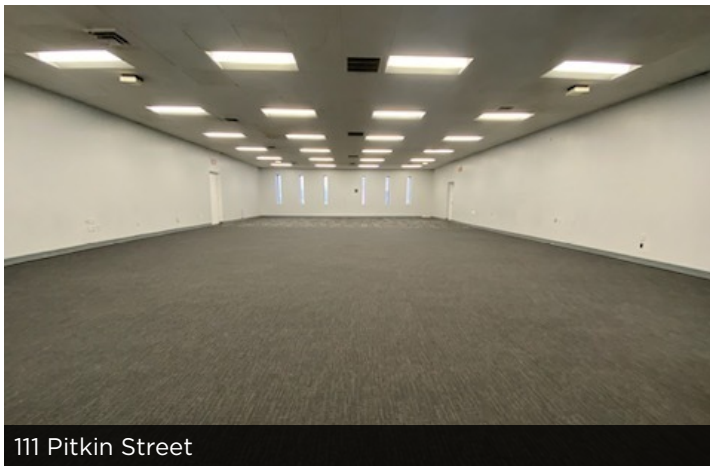
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101 Pitkin Street



109 Pitkin Street



111 Pitkin Street

\$1,300,000

BUILDING SPECIFICATIONS

Building Size	18,715 SF
Office	15,715 SF
Warehouse	3,000 SF
Ceiling Height	13' 6"
Doors	2 @ 14' x 10'
Column Spacing	Clear span
Year Built/Renovated	1951/1995

MECHANICAL/UTILITIES

Power	200 amp/240 volt/3 phase
Heat	Gas
Air Conditioning	100%
Lighting	LED and fluorescent
Sprinkler	Varies
Water/Sewer Company	MDC
Electric Company	Eversource

LAND

Lot Size	1.82 Acres
Parking	60
Zoning	B3

TAXES

Tax PSF	\$1.14 SF
Taxes	\$21,035.44
Assessed Value	\$426,520.00
Year Assessed	2021
Mill Rate	49.35

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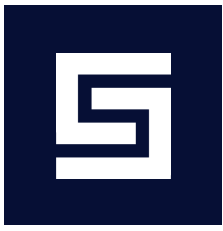
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INTERIOR PHOTOS - 101 PITKIN STREET

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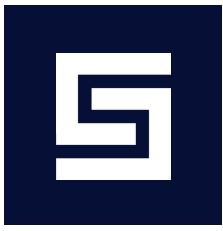
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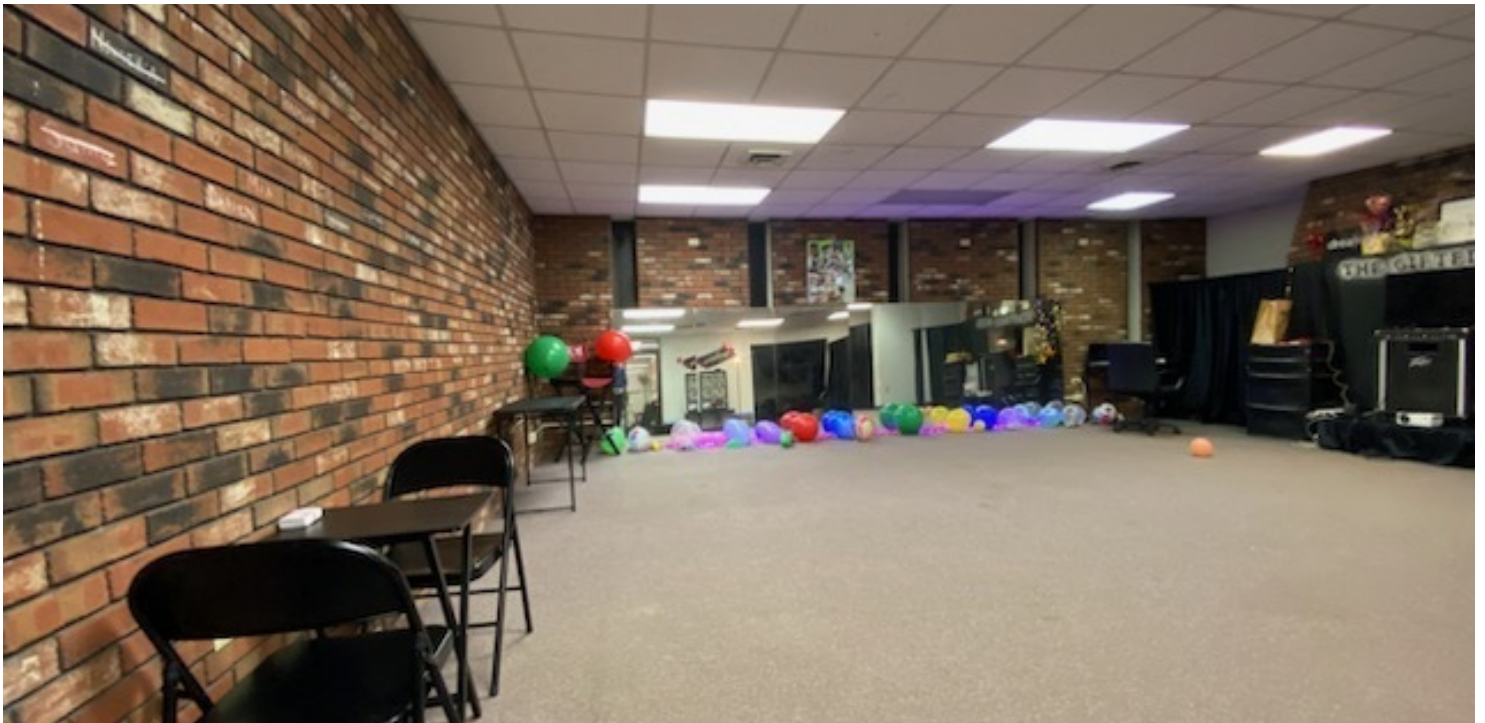
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INTERIOR PHOTOS - 109 PITKIN STREET

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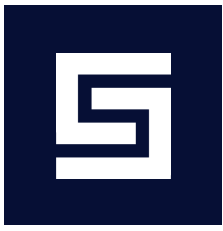
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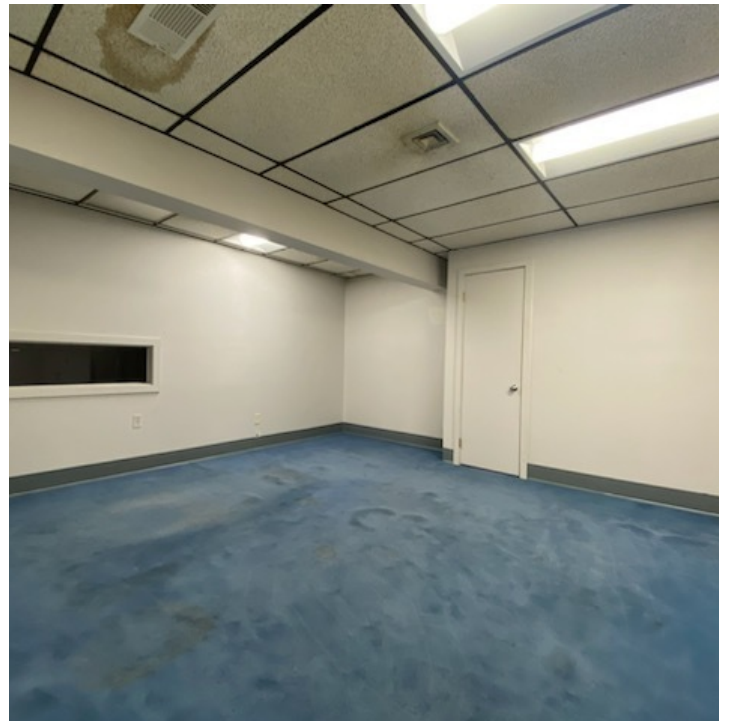
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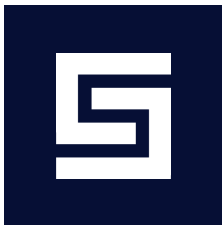
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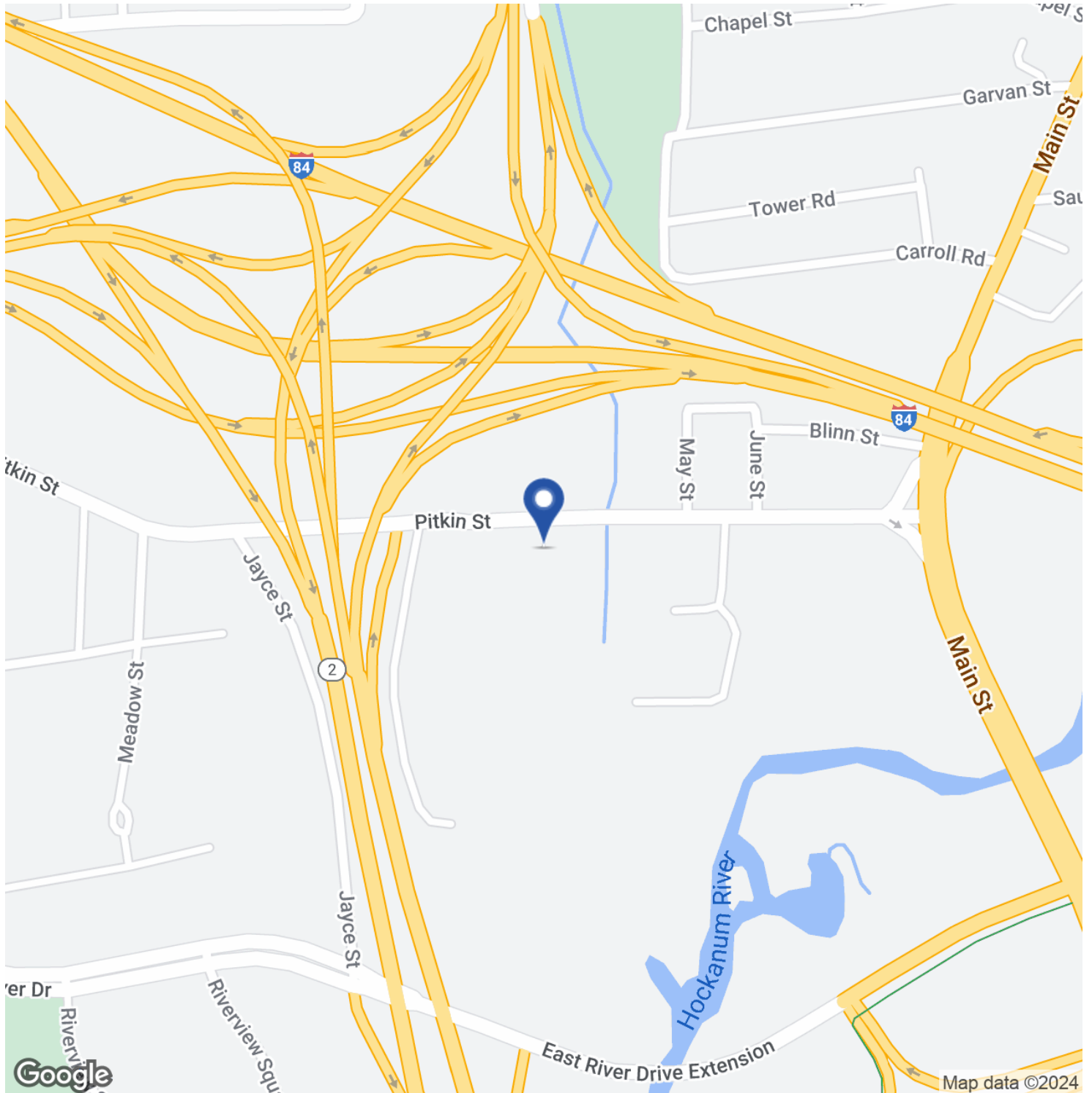
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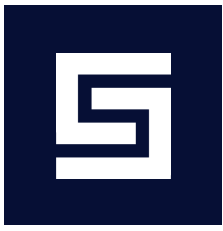
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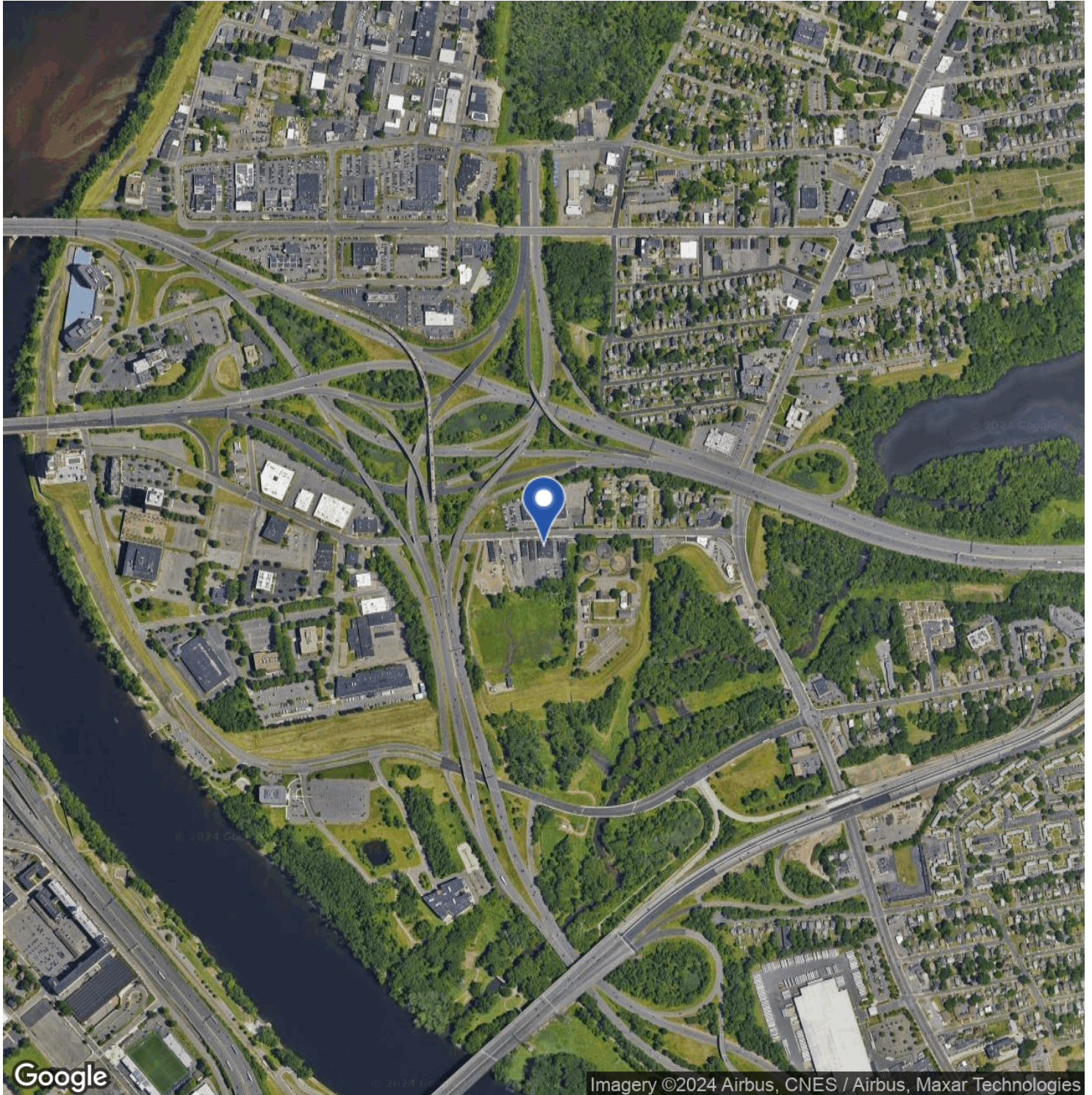
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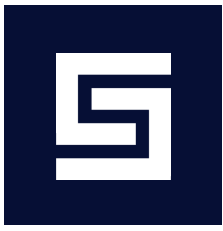
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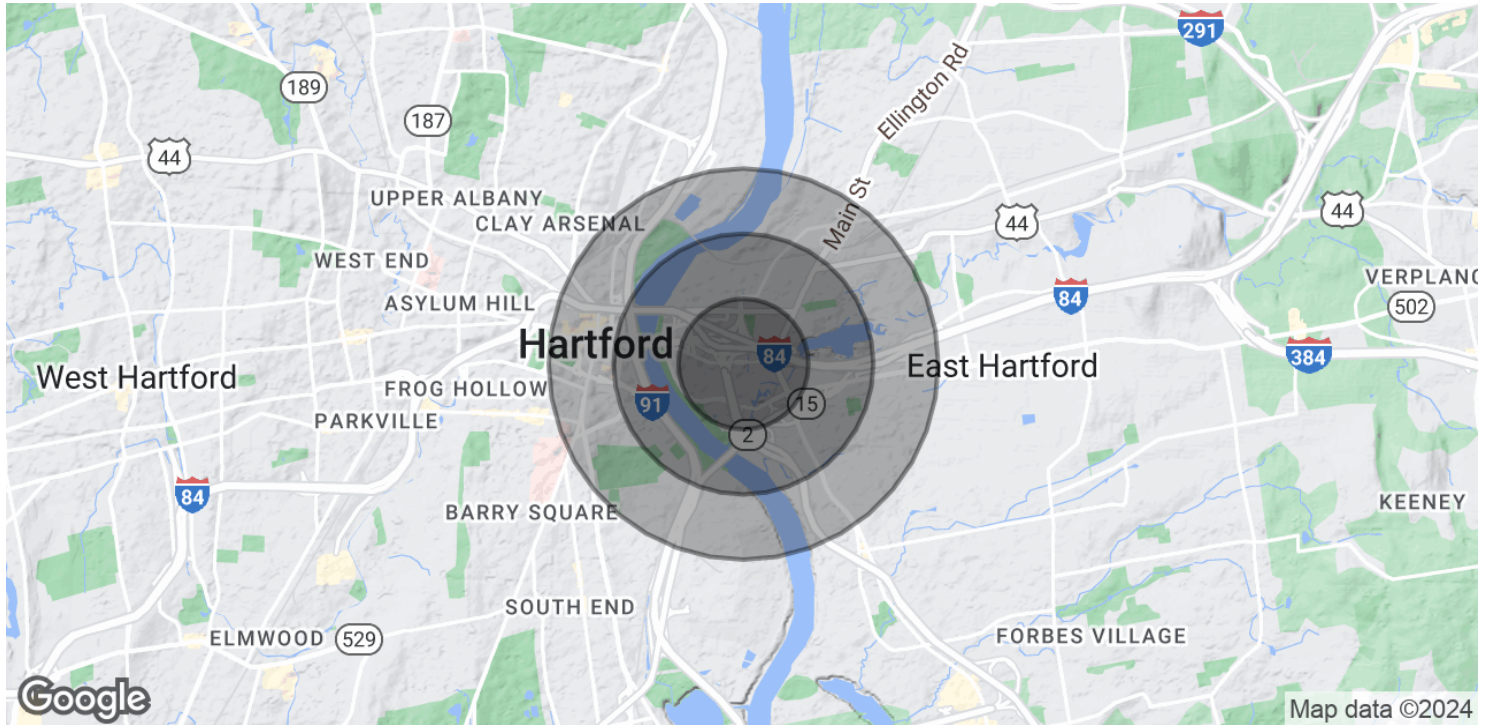
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,450	8,225	17,955
Average Age	52.9	36.9	36.5
Average Age (Male)	51.7	34.9	35.1
Average Age (Female)	55.1	42.5	38.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	538	3,649	8,931
# of Persons per HH	2.7	2.3	2.0
Average HH Income	\$60,958	\$60,015	\$55,008
Average House Value	\$171,803	\$169,292	\$155,149

* Demographic data derived from 2020 ACS - US Census

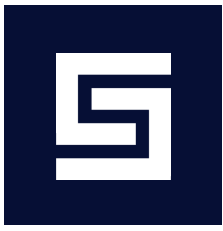
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