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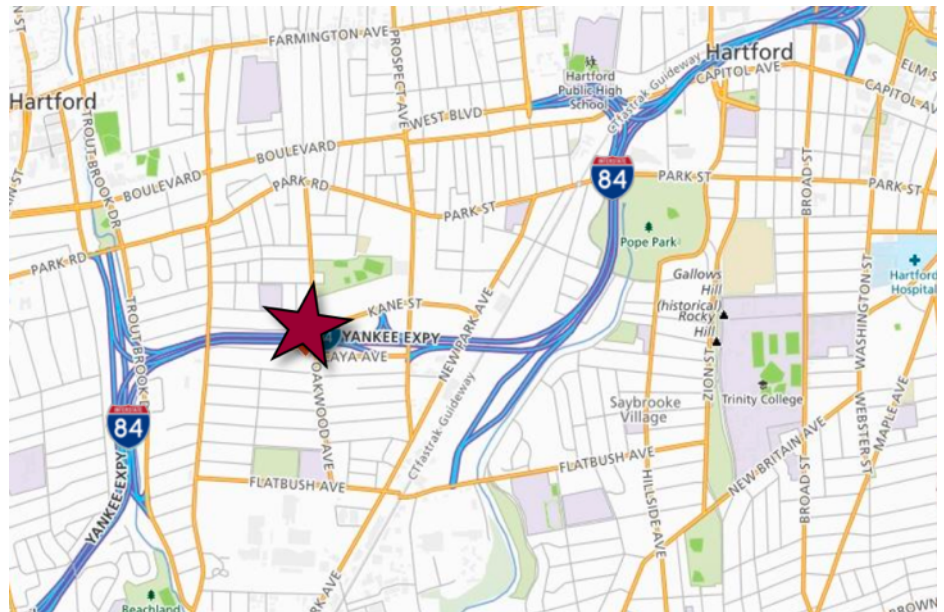
199 Oakwood Avenue, West Hartford, CT 06119
9,768± SF OFFICE BUILDING ON 0.51 ACRE IN BN ZONE
SALE PRICE \$780,000 | LEASE RATE \$10.00/SF NNN

HIGHLIGHTS

- 9,768± SF building
 - Will subdivide to 3,256± SF
- 3 stories
- 0.51 acre
- 36 parking spaces
- Zoning: BN
- 1/3 mile to I-84, Exit 44

CONTACT

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2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

BUILDING INFORMATION

GROSS BLD. AREA: 9,768± SF
AVAILABLE AREA/OCCUPANCY: 9,768± SF
WILL SUBDIVIDE TO: 3,256± SF
MAX CONTIGUOUS SF: 9,768± SF
OF FLOORS/FLOOR PLATE: 3
CONSTRUCTION: Block / Brick
ATTIC/BASEMENT: 3,256± Below Grade
ROOF TYPE: Flat, Tar, & Gravel
YEAR BUILT: 1966

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air
HEAT: Gas, Forced Hot Air
SPRINKLERED: TBD
ELECTRIC/POWER: 200 Amp / 3 Phase
ELEVATORS/LIGHTING: None / Fluorescent

SITE INFORMATION

SITE AREA: 0.51 Acre
ZONING: BN – Neighborhood Business
PARKING: 36 Spaces
SIGNAGE: On Building
VISIBILITY: Excellent on Oakwood Ave
FRONTAGE: 150'
HWY ACCESS: 1/3 Mile from I-84, Exit 44
TRAFFIC COUNT: 5,450 ADT

UTILITIES

SEWER/WATER: City
GAS: Yes

TAXES

ASSESSMENT: \$556,500
MILL RATE: 42.35
TAXES: \$23,568

EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord
JANITORIAL: Tenant Landlord
TAXES/SF: \$2.50/SF
CAM/SF: \$3.25/SF



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