

FOR SALE | 3,552± SF OFFICE BUILDING

3 STORY OFFICE BUILDING | 0.32 ACRE

8 Lowell Road, West Hartford, CT 06119

REDUCED SALE PRICE: \$674,000

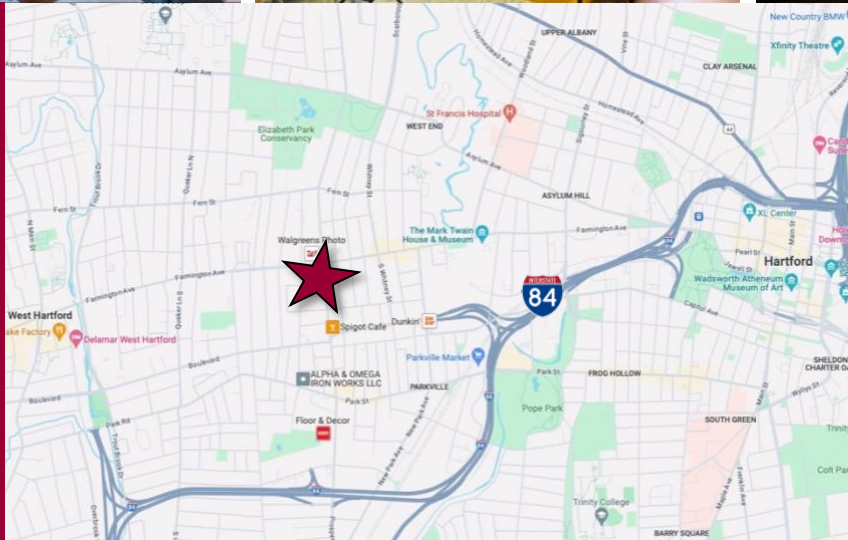


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 3,552± SF Building
- 3 Stories
- Basement Storage
- 0.32 Acre
- Parking: 16 Spaces
- Signage: Monument
- Zoning: BG
- I-84, Exit 46
- Many area amenities

For more information contact: **Mark Berkowitz** | 860.761.6009 | mberkowitz@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

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BUILDING INFORMATION

| | |
|------------------|----------------------|
| GROSS BLD. AREA | 3,552± SF |
| AVAILABLE AREA | 3,552± SF |
| NUMBER OF FLOORS | 3 |
| FLOOR PLATE | 1,426± SF |
| BASEMENT | 1,426± SF |
| CONSTRUCTION | Brick / Frame |
| ROOF TYPE | Gable, Comp. Shingle |
| YEAR BUILT | 1932 |

SITE INFORMATION

| | |
|---------------|---------------------------|
| SITE AREA | 0.32 Acre |
| ZONING | BG |
| PARKING | 16 Spaces |
| SIGNAGE | Monument |
| VISIBILITY | Excellent |
| FRONTAGE | 93' |
| HWY.ACCESS | I-84, Exit 46 |
| TRAFFIC COUNT | 5,700 ADT on Prospect Ave |

MECHANICAL EQUIPMENT

| | |
|------------------|--|
| AIR CONDITIONING | Central Air (1 st 2 floors) |
| TYPE OF HEAT | Oil |
| SPRINKLERED | Yes |
| ELEVATOR(S) | No |

UTILITIES

| | |
|-------|-----------------|
| SEWER | Public |
| WATER | Public |
| GAS | CNG (Hot Water) |

TAXES

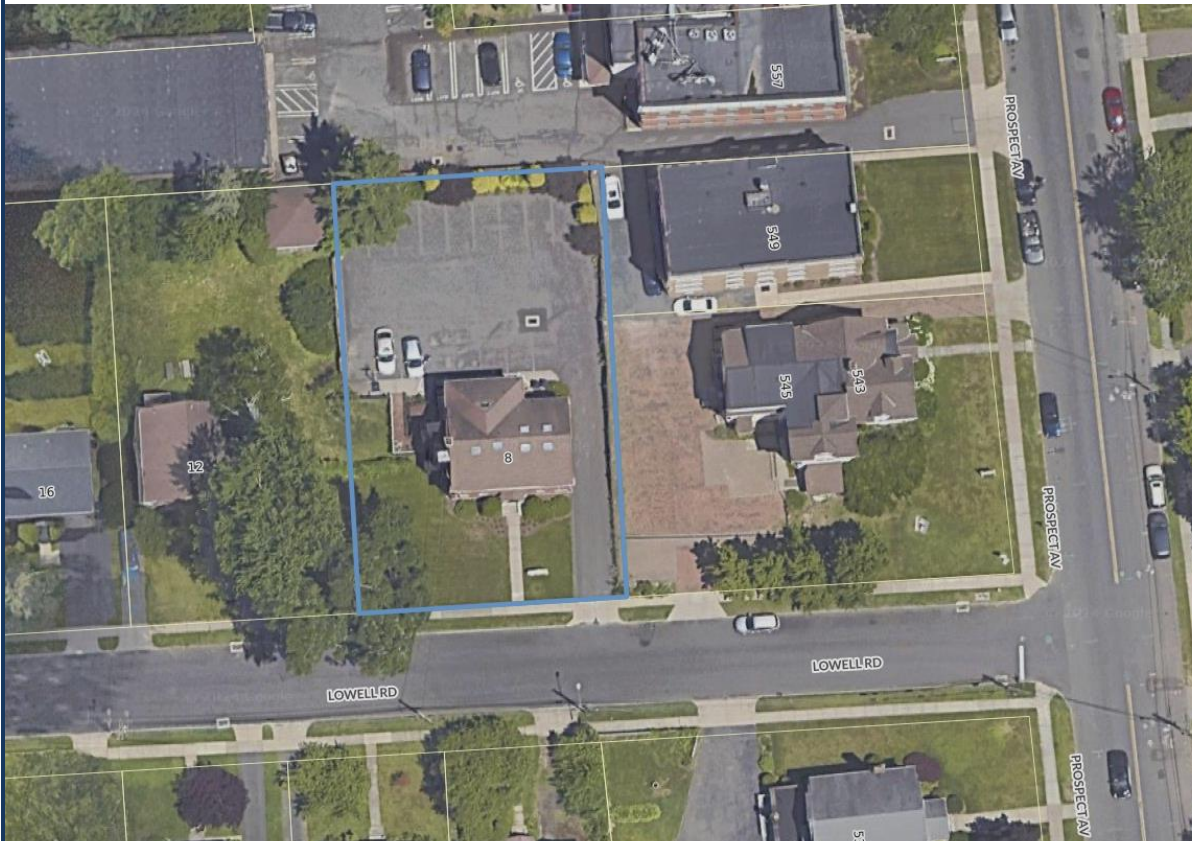
| | |
|------------|-----------|
| ASSESSMENT | \$451,430 |
| MILL RATE | 40.92 |
| TAXES | \$18,473 |

COMMENTS Ideal building for Lawyers, Accountants, Financial Advisors, Therapists, Non-Profit Agencies, and other small Office Users. Desirable West Hartford address.

DIRECTIONS I-84, Exit 46. Straight onto West Blvd. Right onto Prospect Ave. Left onto Lowell Rd. Property is on the right.

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- Signage: Monument
- Zoning: BG
- I-84, Exit 46
- Many area amenities
 - Shopping
 - Banking
 - Dining



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