

FOR SALE & LEASE | 9,768± SF OFFICE BUILDING WILL SUBDIVIDE TO 3,256± SF | NEW ROOF

199 Oakwood Avenue, West Hartford, CT 06119

SALE PRICE: \$900,000 | LEASE RATE: \$10.00/SF NNN

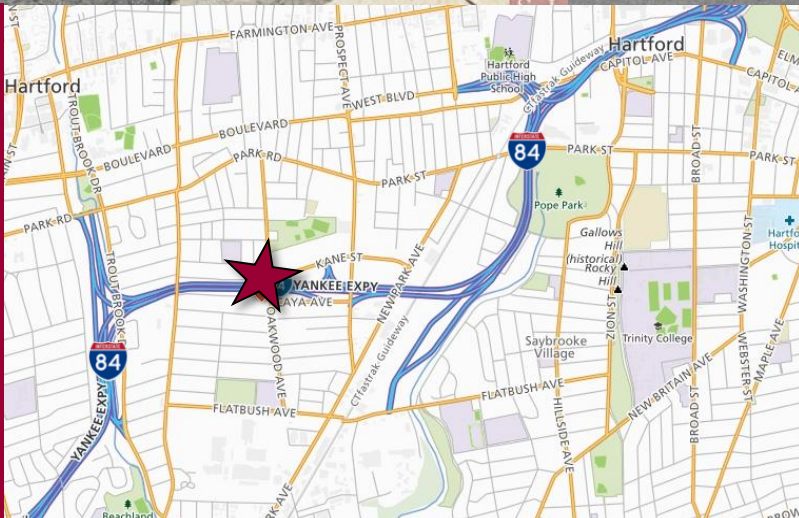


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

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



For more information contact: Thomas Wilks | 860-761-6018 | twilks@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
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.

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BUILDING INFORMATION

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

SITE

SITE AREA	0.51 acre
ZONING	BN – Neighborhood Business
PARKING	36 parking spaces
SIGNAGE	On building
VISIBILITY	Excellent on Oakwood Ave
FRONTAGE	150'
HWY.ACCESS	1/3 mile to I-84, Exit 44
TRAFFIC COUNT	5,450 ADT

UTILITIES

SEWER/WATER	City
GAS	YES

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Forced Hot Air
SPRINKLERED	TBD
ELECTRIC SERVICE	200 amp / 3 phase
ELEVATOR(S)	None
LIGHTING	Fluorescent

EXPENSES

RE TAXES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
INSURANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
MAINTENANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
TAXES/SF	\$2.50/SF	
CAM/SF	\$3.25/SF	

TAXES

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

COMMENTS Potential uses include General Office, Church, Daycare, Therapy & Wellness, Studio, etc.

DIRECTIONS I-84 West to Exit 44, at end of ramp turn left onto Kane Street, then turn right on Oakwood Avenue

Property Highlights

- 9,768± SF
- Will subdivide: 3,256± SF
- 3 Stories
- 0.51 acre
- 36 parking spaces
- Zoning: BN
- 1/3 mile to I-84, Exit 44
- Many area amenities
 - Shopping
 - Banking
 - Dining



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