

FOR SALE | 2,467± SF RETAIL/SHOWROOM/WAREHOUSE BUILDING

1 STORY | 0.23 ACRE IN NX-2 ZONE

624 Wethersfield Avenue, Hartford, CT 06114

SALE PRICE: \$325,000

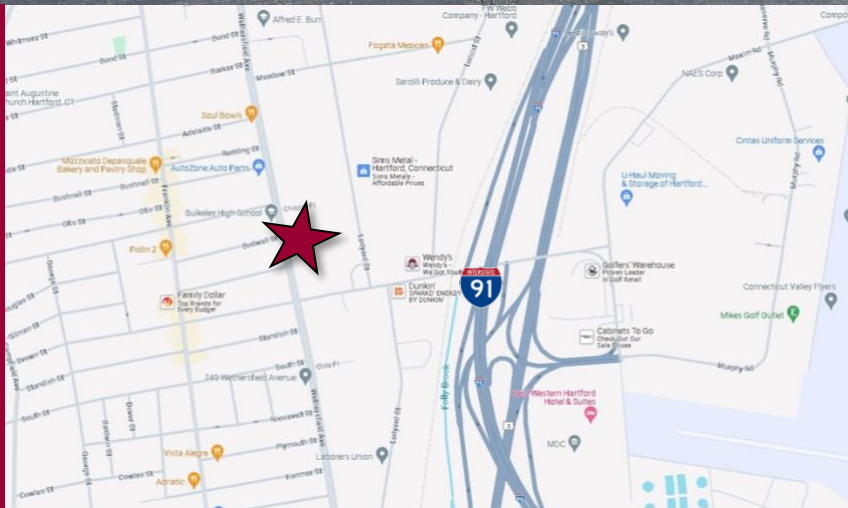


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**Property Highlights**

- 2,467± SF Building
- 1 Story
- 0.23 Acre
- Parking: Ample
- Signage: On-Building
- Traffic: 12,200 ADT
- Zoning: NX-2
- I-91, Exit 27
- Many area amenities

For more information contact: Thomas Wilks | 860.761.6018 | [twilks@orlcommercial.com](mailto:twilks@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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](mailto:jmorris@orlcommercial.com) | License: REB.0755257

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### BUILDING INFORMATION

GROSS BLD. AREA	2,467± SF
AVAILABLE AREA	2,467± SF
MAX CONTIGUOUS AREA	2,467± SF
OFFICE AREA	700± SF
NUMBER OF FLOORS	1
CLEAR HEIGHT	10'
DRIVE-IN DOORS	1
CONSTRUCTION	Wood Frame
ROOF TYPE	Gable/Hip, Asphalt
YEAR BUILT	1937

### SITE INFORMATION

SITE AREA	0.23 Acre
ZONING	NX-2
PARKING	Ample
SIGNAGE	On-Building
VISIBILITY	Average
FRONTAGE	50'
HWY.ACCESS	I-91, Exit 27
TRAFFIC COUNT	12,200 ADT

### UTILITIES

SEWER	City
WATER	City
GAS	Available on Street

### TAXES

ASSESSMENT	\$69,720
MILL RATE	68.95
TAXES	\$4,807

### MECHANICAL EQUIPMENT

AIR CONDITIONING	None
TYPE OF HEAT	Oil, Hot Water
SPRINKLERED	None
ELECTRIC SERVICE	200 amp

**COMMENTS** Great contractor building with outside storage available in fenced lot.

**DIRECTIONS** I-91, Exit 27. Left onto Brainard Rd. Left onto Airport Rd (Rt. 502). Right onto Wethersfield Ave. Property is on the right.

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- I-91, Exit 27
- Many area amenities
  - Shopping
  - Banking
  - Dining



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