

FOR SALE & LEASE | 4,500± SF OFFICE BUILDING

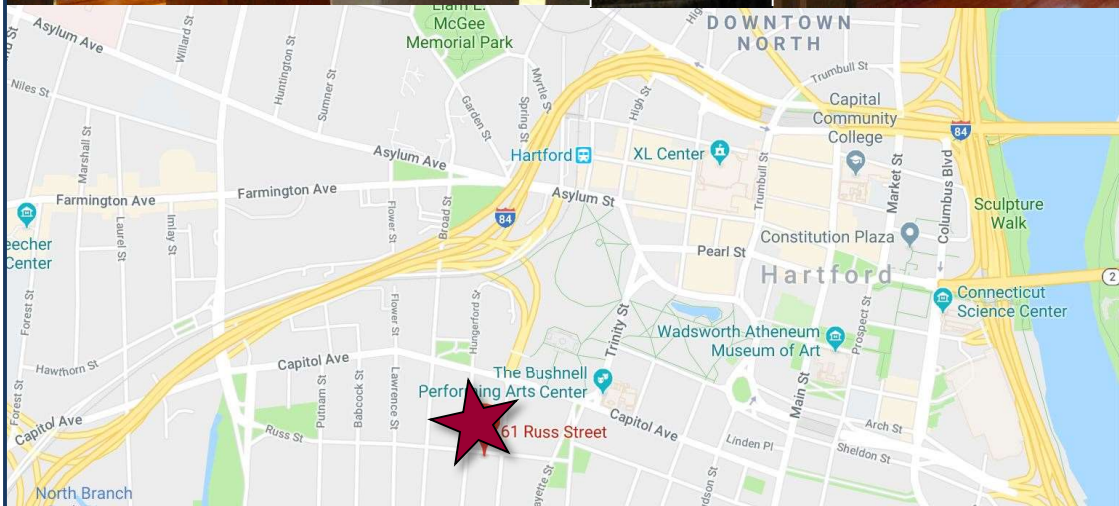
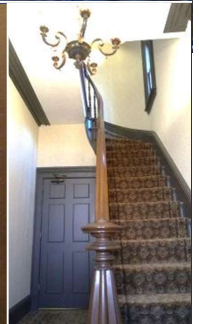
Beautifully Restored Historic Property | Owner Financing Available

61 Russ Street, Hartford, CT 06106

REDUCED SALE PRICE: \$250,000 | LEASE RATE: \$13.50/SF MG* (will subdivide to 1,326 SF)



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 4,500 SF Office Building
- Beautifully Restored
- Walking distance to LOB, Courthouse and Capitol
- 3 floors
- 3 bathrooms
- 10 parking spaces
- Hanging Sign
- Easy access to I-84
- Many area amenities

For more information contact:

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O,R&L Commercial • 2340 Silas Deane Highway • Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882 • www.orlcommercial.com

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 5,528± SF including basement
AVAILABLE AREA 4,500± SF
MINIMUM DIVISIBLE 1,326± SF
NUMBER OF FLOORS 3
FLOOR PLATE 1,500± SF
BASEMENT Yes, 1,028± SF storage
BATHROOMS 3
CONSTRUCTION Wood Frame, brick exterior
ROOF TYPE Flat, Tar & Gravel
YEAR BUILT 1900

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Warm Air
SPRINKLERED No
ELECTRIC SERVICE TBD
ELEVATOR(S) No

SITE

SITE AREA 0.14 acres
ZONING MX-1
PARKING 10 spaces
SIGNAGE Hanging Sign
VISIBILITY Excellent on Russ Street
FRONTAGE TBD
HWY.ACCESS I-84

UTILITIES

SEWER MDC
WATER MDC
GAS Yes

TAXES

ASSESSMENT \$212,800
MILL RATE 74.29
TAXES \$15,808.91

COMMENTS Beautifully restored office building with period style lights and décor. Only one block to State Capitol, LOB and Court. Owner Financing Available.

*MG = plus utilities, trash, janitorial, and snow/landscaping

DIRECTIONS 1 block south of Capitol Avenue

Property Highlights

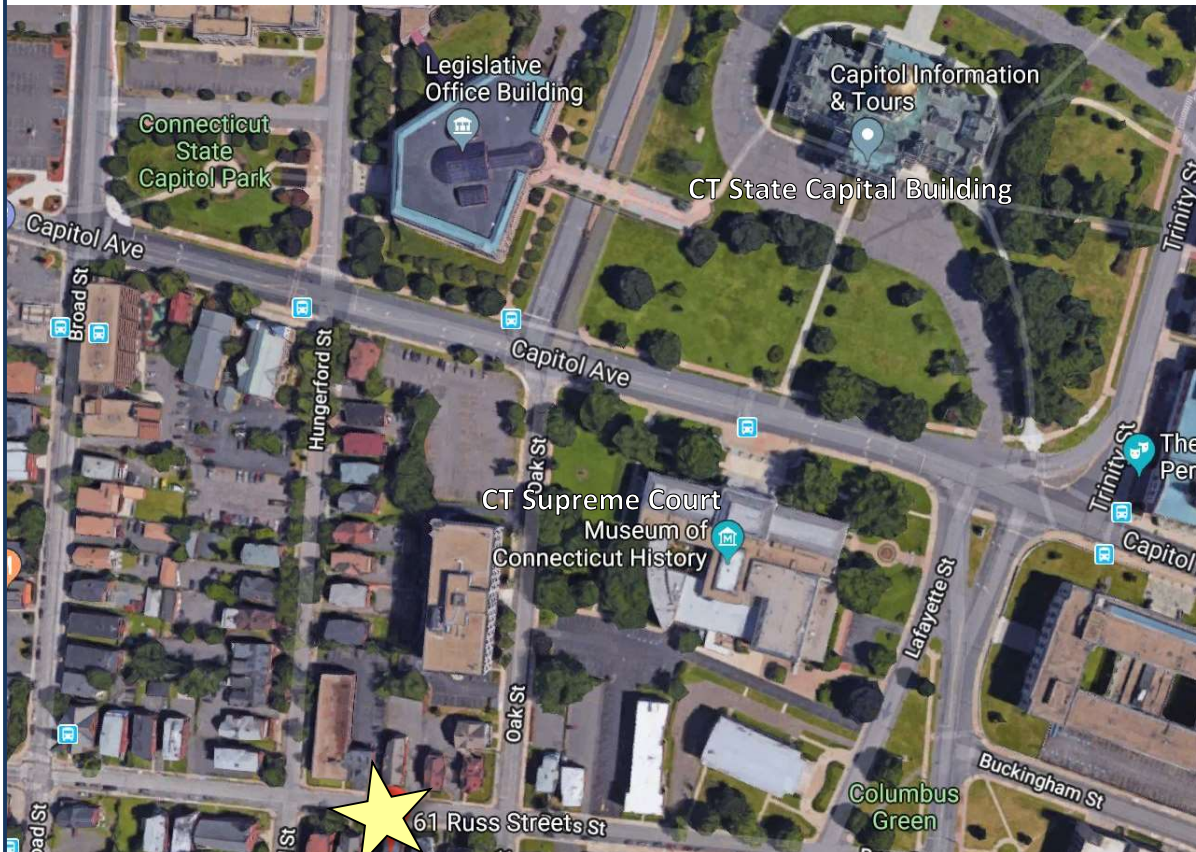
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- Hanging Sign
- Easy access to I-84
- Many area amenities
 - Shopping
 - Banking
 - Dining



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