

FOR SALE | 6,512± SF OFFICE BUILDING PLUS 3,256± SF FINISHED BELOW GRADE

199 Oakwood Avenue, West Hartford, CT 06119

SALE PRICE: \$750,000

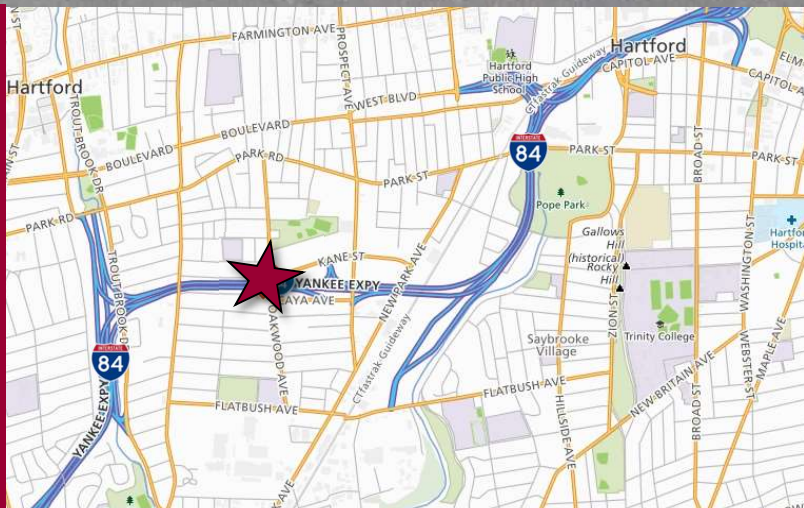


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 6,512± SF Building
 - Plus 3,256± SF finished below grade
- 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

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 6,512± SF & 3,256± SF Below Grade
RENTABLE AREA 6,512± SF & 3,256± SF Below Grade
MAX CONTIGUOUS AREA 6,512± SF & 3,256± SF Below Grade
OCCUPANCY LEVEL Vacant
NUMBER OF FLOORS 3
ATTIC/BASEMENT & 3,256± SF Below Grade
CORE FACTOR TBD
COLUMN SPACING TBD
CONSTRUCTION Block / Brick
ROOF TYPE Flat, Tar & Gravel
YEAR BUILT 1966

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

COMMENTS Building has good highway access and visibility

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

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 City
WATER City
GAS City

TAXES

ASSESSMENT \$556,500
MILL RATE 40.68 (2021)
TAXES \$22,638

Property Highlights

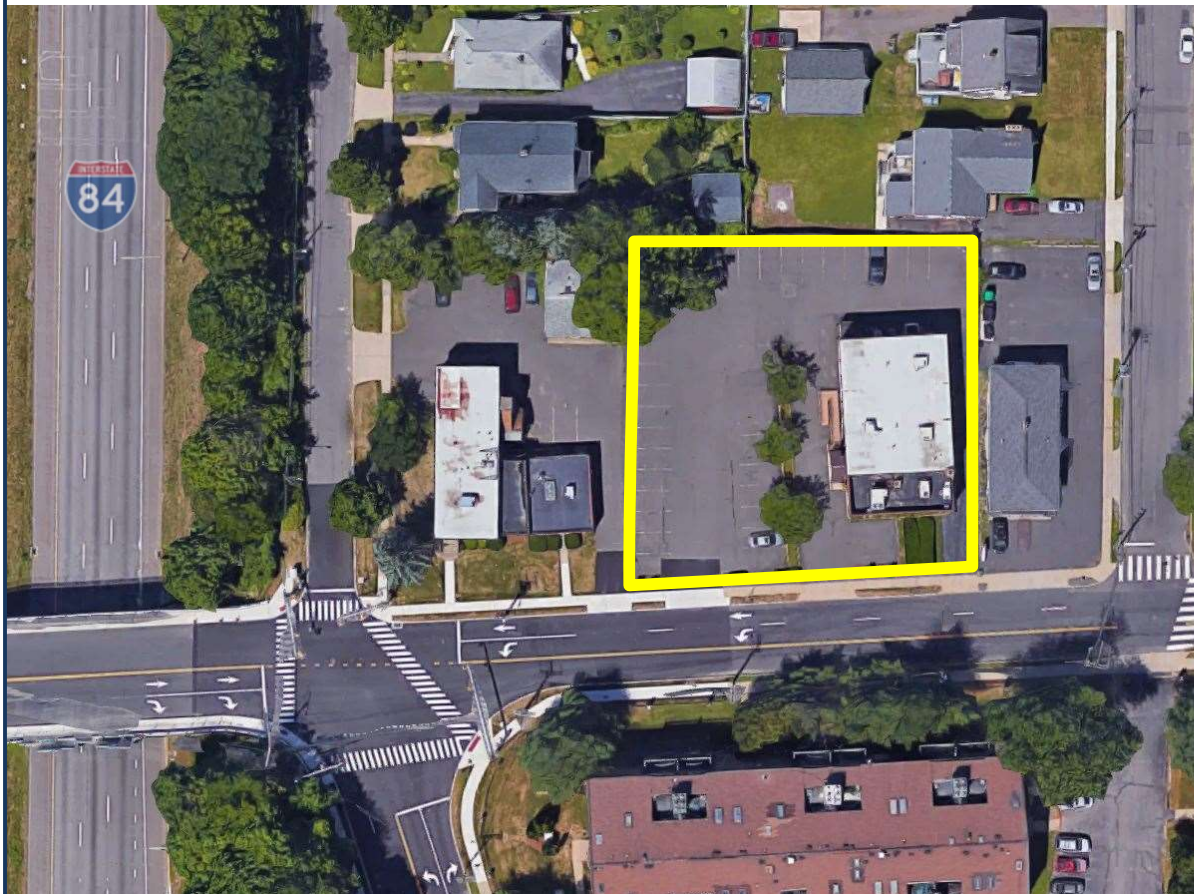
- 6,512± SF
 - 3,256± SF Finished Below Grade
- 3 Stories
- 0.51 acre
- 36 parking spaces
- Zoning: BN
- 1/3 mile to I-84, Exit 44
- Many area amenities
 - Shopping
 - Banking
 - Dining



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