

FOR LEASE | 1,865± SF RETAIL / RESTAURANT SPACE FORMER HALF DOOR RESTAURANT | FULL BASEMENT

270 Sisson Avenue, Hartford, CT 06105

LEASE RATE: \$3,500/MO NNN

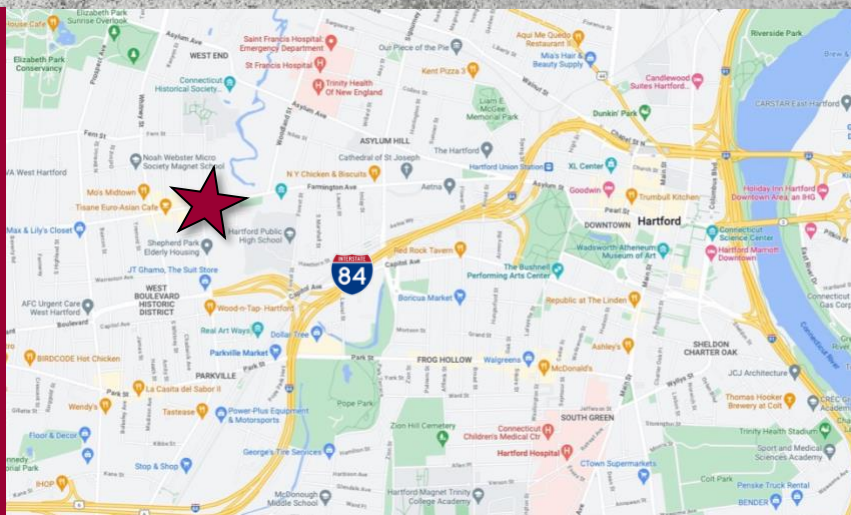


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Commercial Firms in U.S.



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Property Highlights

- 1,865± SF Available
- Full Basement
- 0.275 Acre
- 3 Walk-In Coolers
- Food Prep/Storage Area
- Signage: On-Building
- Parking: 2 Spaces
- Free On-Street Parking
- Frontage: 70'
- Zoning: MS-1
- Traffic: 11,000 ADT
- ½ Mile to I-84

For more information contact: **Robert Gaucher** | 860-761-6007 | bgaucher@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 2,826± SF
AVAILABLE AREA 1,865± SF
MAX CONTIGUOUS AREA 1,865± SF
WILL SUBDIVIDE TO 1,865± SF
BASEMENT Full
NUMBER OF FLOORS 1
FLOOR PLATE 2,826± SF
RESTROOMS 2
CONSTRUCTION Wood Frame
ROOF TYPE Flat, Tar & Gravel
YEAR BUILT 1950

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Hot Air
SPRINKLERED None
ELECTRIC SERVICE 200 amp
ELEVATOR(S) N/A
LIGHTING Varies
GENERATOR None

SITE INFORMATION

SITE AREA 0.275 Acre
ZONING MS-1
PARKING 2 plus free on-street parking
SIGNAGE On-Building
VISIBILITY Excellent
FRONTAGE 70'
HWY.ACCESS ½ mile to I-84
TRAFFIC COUNT 11,000 ADT at corner

UTILITIES

SEWER City
WATER City
GAS CNG

EXPENSES

RE TAXES ☒ Tenant ☐ Landlord
UTILITIES ☒ Tenant ☐ Landlord
INSURANCE ☒ Tenant ☐ Landlord
MAINTENANCE ☒ Tenant ☐ Landlord
JANITORIAL ☒ Tenant ☐ Landlord

PROPERTY TAXES \$17,000±/YR

PROPERTY INSURANCE \$1,400±/YR

COMMENTS Former Half Door Restaurant. 3 walk-in coolers and food prep / storage area in basement.

DIRECTIONS I-84, Exit 46. Right onto Sisson Ave. Property is on the right.

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- Free On-Street Parking
- Frontage: 70'
- Zoning: MS-1
- Traffic: 11,000 ADT
- ½ Mile to I-84
- Many area amenities
 - Shopping
 - Banking
 - Dining



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