

FOR SALE | MEDICAL/OFFICE CONDOS AT WOODLAND MEDICAL CENTER

UNIT 10: 753± SF | UNIT 15: 1,976± SF

19 Woodland Street, Unit 10 & 15, Hartford, CT 06105

UNIT 10 SALE PRICE: \$37,900 | UNIT 15 SALE PRICE: \$98,800

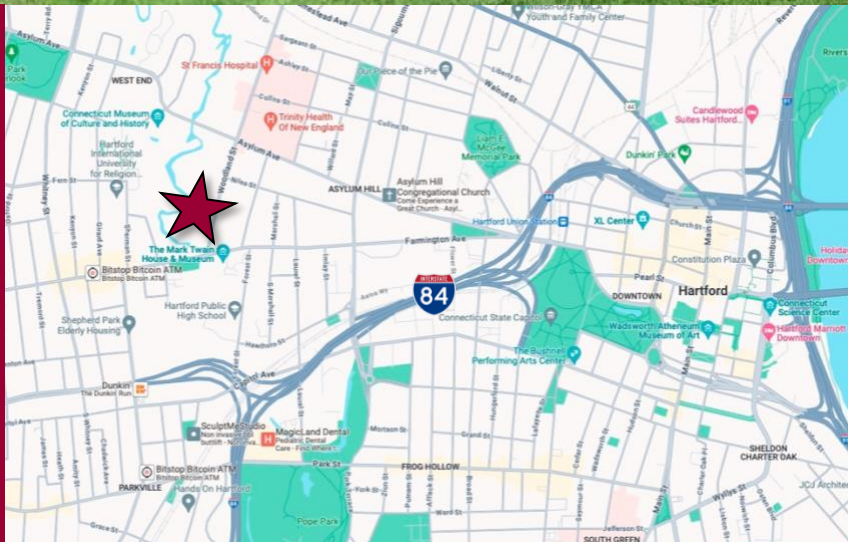


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 35,943± SF Building
- 2 Medical / Office Condos
 - Unit 10: 753± SF
 - Unit 15: 1,976± SF
- 2.27 Acres
- 4 Floors
- Parking: 4.73/1000
- Zoning: MX-2
- Traffic: 10,900 ADT
- I-84, Exit 47
- Many area amenities

For more information contact: **Mark Berkowitz** | 860.761.6009 | mberkowitz@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 35,943± SF
AVAILABLE AREA Unit 10: 753± SF
Unit 15: 1,976± SF
NUMBER OF FLOORS 4
FLOOR PLATE 8,986± SF
CONSTRUCTION Masonry / Wood Frame
ROOF TYPE Gable/Hip, Slate
YEAR BUILT 1986

SITE INFORMATION

SITE AREA 2.27 Acres
ZONING MX-2
PARKING 4.73/1000
SIGNAGE Directory
HWY.ACCESS I-84, Exit 47
TRAFFIC COUNT 10,900 ADT

UTILITIES

SEWER City
WATER City
GAS Yes

MECHANICAL EQUIPMENT

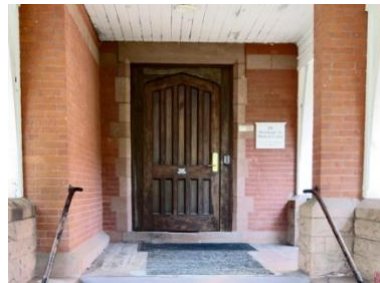
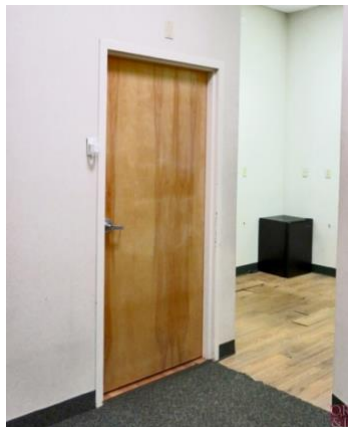
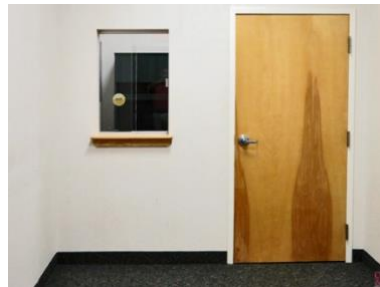
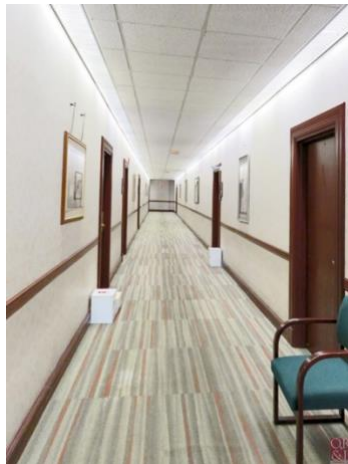
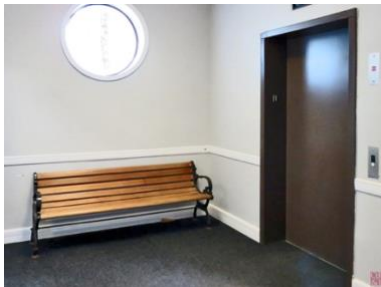
AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Warm Air
SPRINKLERED Yes
ELEVATOR(S) Yes

TAXES UNIT 10 UNIT 15

ASSESSMENT	\$64,540	\$86,730
MILL RATE	68.95	
TAXES	\$4,450	\$5,980

COMMENTS Close Proximity to Saint Francis Hospital and other Medical Office Buildings.

DIRECTIONS I-84, Exit 47. Right onto Sigourney St. Left onto Farmington Ave. Right onto Woodland St. Property is on the Left.



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- Many area amenities
 - Shopping
 - Banking
 - Dining



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