

OFFERING MEMORANDUM



*Contemporary Design K-8th Grade School
+/- 36,100 SF Building on 8.7 Acres
51 Gabb Road Bloomfield, CT*

Offering Price: \$3,000,000

CHOZICK
REALTY, INC.
INVESTMENT & COMMERCIAL REAL ESTATE

51 Gabb Road, Bloomfield, CT

Exclusive Offering Memorandum

Exclusively Presented by:



Chozick Realty, Inc.
999 Asylum Avenue
Hartford, CT 06105
(860) 247-7400 phone
(860) 247-7401 fax

www.chozickrealty.com

All information contained herein is from sources deemed reliable; however, no representations or warranties are made as to accuracy or completeness and is provided subject to errors, omission, change, prior sale and withdrawal from market, all without notice. This information is confidential and is provided strictly as background information for the sole use of the prospective purchaser and its representatives. All interested parties are encouraged to make their own independent review and investigation of the property.

51 Gabb Road, Bloomfield, CT

Confidentiality Agreement

The information contained in this offering memorandum is offered to you under the following terms. Your acceptance of this offering memorandum shall be deemed to be acceptance of the terms herein. Should you not agree to these terms, please return this offering memorandum to Chozick Realty, Inc. This information is provided to you for your sole use and the use of your partners, investors and advisors in assisting you with the review and potential purchase of the property. You agree to keep this information confidential and shall instruct any others that you must share this information with of this agreement and ensure that they too will be bound by these terms. This offering memorandum is intended to provide an overview of the property offering. While information is from sources deemed reliable, it is offered subject to errors, omissions, change, prior rental or sale, or withdrawal from the market, all without notice. No representations or warranties of any kind are made by Chozick Realty, Inc. or the Owner. You represent that you are a qualified and knowledgeable investor and that any and all review, investigation or confirmation of this information and property related information both physical and financial is your sole responsibility. While Buyer Broker participation is welcomed, neither Chozick Realty, Inc. nor the owner will pay any referral, brokerage, finder or other fee to another Broker or Finder. Any fee due to any broker or finder other than Chozick Realty, Inc. shall be paid by Buyer if you so choice to engage a buyer's broker or finder.

*Chozick Realty, Inc. is pleased to present a modern and contemporary designed,
+/- 36,100 SF School on 8.7 Acres together with a single family home
For Sale \$3,100,000*



OPPORTUNITY

The former Bess & Paul Sigel Hebrew Academy School of Greater Hartford is located at 51 Gabb Road in Bloomfield, CT. This +/- 36,100 square foot building was constructed in 1974 in a Contemporary Architectural Style. The building with its open floor plans, movable panel wall systems in classrooms, high ceilings and multiple levels offers not only an attractive building, but a functional space for education along with other adaptive reuses. Situated on 8.7 acres of level land further enhances this property offering.

The property is situated in the town of Bloomfield, just a minute off of Bloomfield Avenue, a main arterial route connecting the town's downtown center to the neighboring town of West Hartford.

There are three multilevel floors making for a total of five levels equipped with a five stop elevator, newer gas fired central HVAC systems, a partially replaced roofing system, multiple rest rooms, classrooms, offices, gymnasium, cafeteria, ample paved parking and open playing fields.

With the current use and layout of the building, it offers a turn key solution for educational use along with the flexibility of adaptive reuse. The current zone is Residential R-20. Change of use from school or residential, will require town of Bloomfield approval.

Offering Summary

Building Type	School
Square Feet	+/- 36,100 SF
Date of Construction	1974

















127-1-176-227
0

127-1-23
49

128-4-22
42

127-1-24
51

127-1-22
43

128-4-19
37

128-4-
#

PROPERTY HIGHLIGHTS

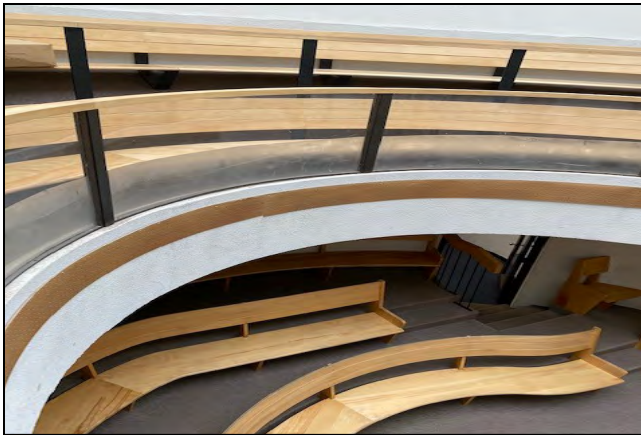
SALE

- ◆ Attractive contemporary school building of +/- 36,100 SF plus single family home of +/- 2,286 SF
- ◆ Owner/Occupied Since date of Construction in 1974
- ◆ Outstanding location just minutes from Downtown Bloomfield; Adjacent to West Hartford, Ease of access to Hartford
- ◆ 8.7 Acres of level land in R-20 Zone
- ◆ Ideal for continued school use, adaptive reuse or site development
- ◆ Flexible and open floor plans, classrooms are modular panel design
- ◆ Rare opportunity to own or lease a substantial school building within this well located community

BLOOMFIELD HIGHLIGHTS

- ◆ Bloomfield Population 20,508. Hartford County population of 925,492
- ◆ Central Connecticut Location midway between Boston (93 mi) and New York (116 mi)
- ◆ Outstanding Employment Center within the Greater Hartford MSA including such world class employers as Cigna, Met Life and Kaman Aerospace within Bloomfield and regional employment such as, ESPN, United Technologies, Aetna Insurance, Travelers, The Hartford, Multiple Hospitals, Banking and Technology Companies.
- ◆ Outstanding access to surrounding area via Interstate 84 & 91; Amtrak Rail Service and Bradley International Airport
- ◆ Downtown Bloomfield is undergoing a substantial building boom of multifamily housing offering a growing and diverse population with a median household income of \$73,593

PROPERTY SUMMARY



The former Bess & Paul Sigel Hebrew Academy of Greater Hartford School offers a rarely available modern school building situated in the Central Connecticut town of Bloomfield. It is located on an attractive and relatively level 8.7 acre site. This location offers a private setting, yet is within close proximity to the main arterial route of Bloomfield Avenue and Downtown Bloomfield, the neighboring town of West Hartford and highway access and the City of Hartford.



The property contains three main levels with changes in elevation within levels known as floors 1 through 5. This multistory, multilevel contemporary style building is architecturally distinctive and offers a turn key educational setting, as well as flexibility for adaptive reuse. Major property components have been updated over the years including HVAC systems and approximately half of the roof system. The building is steel frame on concrete slab, with a combination of concrete and insulated fiberglass exterior walls. The single family home on the site is 2,286 sf and is currently vacant.

The school was built in 1974 and had been owner/occupied until recently.

For an adaptive reuse, outside of educational use or single family residential, a town approval will be required. However the town of Bloomfield has expressed openness to proposal for further development of the site.



Address	51 Gabb Road Bloomfield, CT
Total Building Size	+/-36,100 SF School; 2,286 SF Single family home
Year Built	1974 School building; 1900 home
Number of Stories	Three levels with multiple levels per floor known as floors 1 through 5
Construction	Steel frame with concrete and fiberglass exterior, metal floor plates
Foundation	Poured concrete slab
Roof	Partial roof replacement in recent years
Windows	Plate glass in aluminum frames
Elevator	One five stop hydraulic
Walls/Ceilings	Sheetrock and modular panel walls; suspended ceilings
HVAC	Multiple Roof Mounted and ground mounted air Handlers
Electrical	Multiple sub panels throughout
Water/Sewer	Public water & sewer
Available Utilities	Gas, Electric, High-Speed Internet, Cable Television, Telephone
Rest Rooms	Multiple restrooms per floor; boys and girls locker rooms
Total Site Area	+/- .8.7 Acres
Zoning	R-20 Residential
Floor Zone	Zone X—Outside of flood zone
Parking	Ample paved parking





