

Investment Opportunity - Flex Buildings for Sale

101, 109 and 111 Pitkin Street • East Hartford, Connecticut



On the behalf of Vineyard Properties, Sentry Commercial is pleased to offer these Pitkin Street properties in East Hartford for sale. These properties offer exceptional highway access from Route 2, I-91 and I-84.

Property Features

- 18,965 total square feet for sale in 3 buildings.
- 2 of 3 buildings fully leased
- Great highway access
- Seller financing possible

Sale Price: \$1,225,000

For more information please contact:

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Sentry Commercial
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A Hart Group International Member

101 Pitkin Street - Fully Leased

Square Feet:	11,215
Ceiling Height:	10'
Dock Doors:	0
Drive In Doors:	1
Roof:	Rubber membrane
Floors:	Concrete slab
Exterior Construction:	Concrete block
Tenant:	United States Government

109 Pitkin Street - Vacant

Square Feet:	3,750
Ceiling Height:	9'
Dock Doors:	0
Drive In Doors:	0
Roof:	Rubber membrane
Floors:	Concrete slab
Exterior Construction:	Concrete block
Tenant:	Vacant

111 Pitkin Street - Fully Leased

Square Feet:	4,000
Ceiling Height:	10'
Dock Doors:	0
Drive In Doors:	0
Roof:	Rubber membrane
Floors:	Concrete slab
Exterior Construction:	Concrete block
Tenant:	One-Stop Copy

Sale Price: \$1,225,000

Utilities

Water:	MDC
Sanitary Sewer:	MDC
Gas:	CNG
Electric:	CL&P

Taxes

Total taxes:	\$30,738.27
Taxes psf:	\$1.62
Assessment:	\$970,580
Year Assessed:	2006
Mill Rate:	31.67

Land

(All 3 buildings are situated on one parcel)

Acres:	1.806
Parking:	71
Rail:	No
Zoning:	B-3

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