

SALE

250 GOVERNOR STREET

East Hartford, CT 06108



PROPERTY DESCRIPTION

Coldwell Banker Commercial presents 250 Governor Street in East Hartford, a well-maintained office and industrial building offering a flexible layout with approximately two-thirds configured for office use and one-third suited for industrial or workshop space within the B3 business and industrial zone. The property includes ample on-site parking, central air conditioning, and public water and sewer, creating a comfortable and efficient setting for a range of commercial uses. Ideally located just minutes from Hartford with immediate access to major highways, the site provides strong accessibility for daily operations. The building is in very good condition and is ready for occupancy by an owner-user or tenant seeking a clean and professional business environment.

PROPERTY HIGHLIGHTS

- Move-In Ready Condition
- Immediate Access to Major Highways
- Ample On Site Parking
- Suitable For Various Business Types
- Central Air Conditioning

OFFERING SUMMARY

Sale Price:	\$450,000
Property Type:	Office/Industrial
Zoning:	B3 (Business/Industry)
Lot Size:	0.32 Acres
Building Size:	3,504 SF
Year Built:	1952
Utilities:	Public Water/Sewer
Taxes:	\$6,321

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PHOTOS

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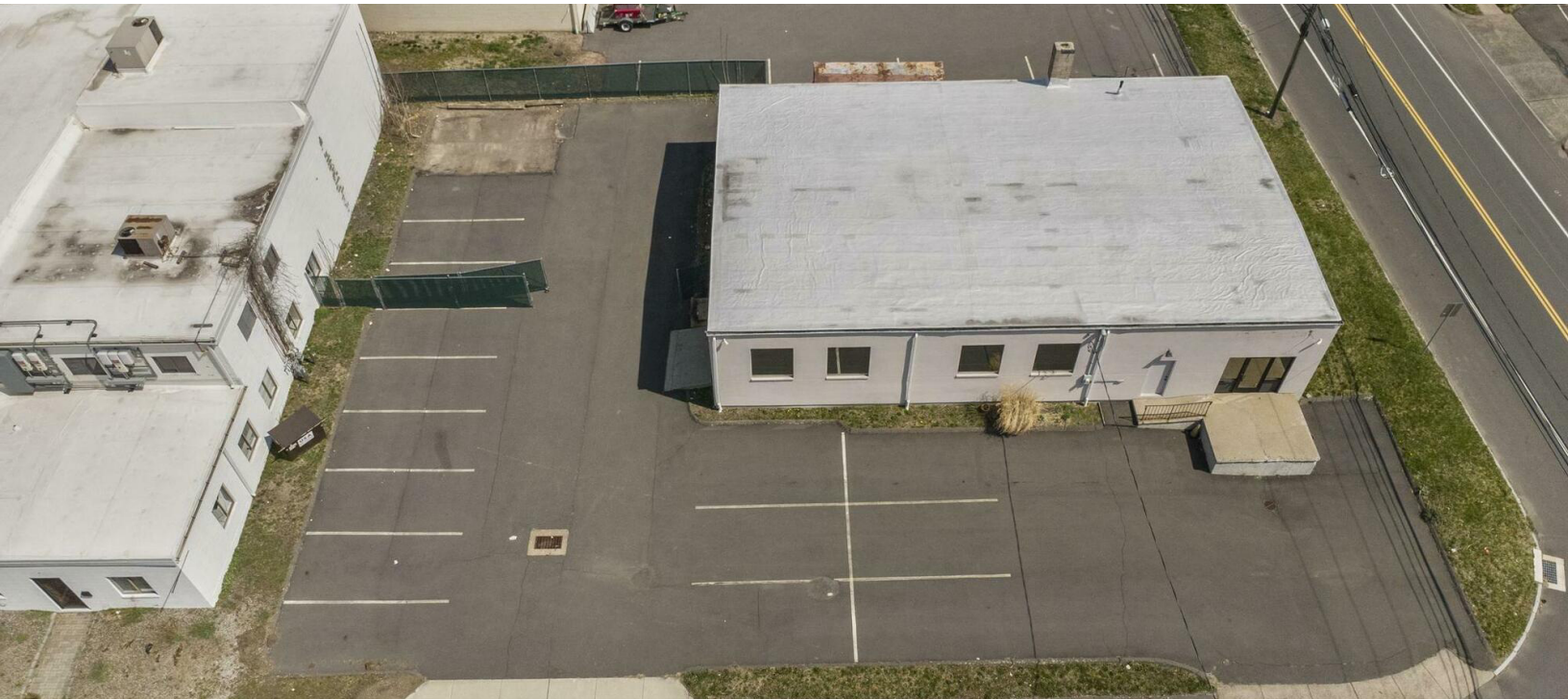
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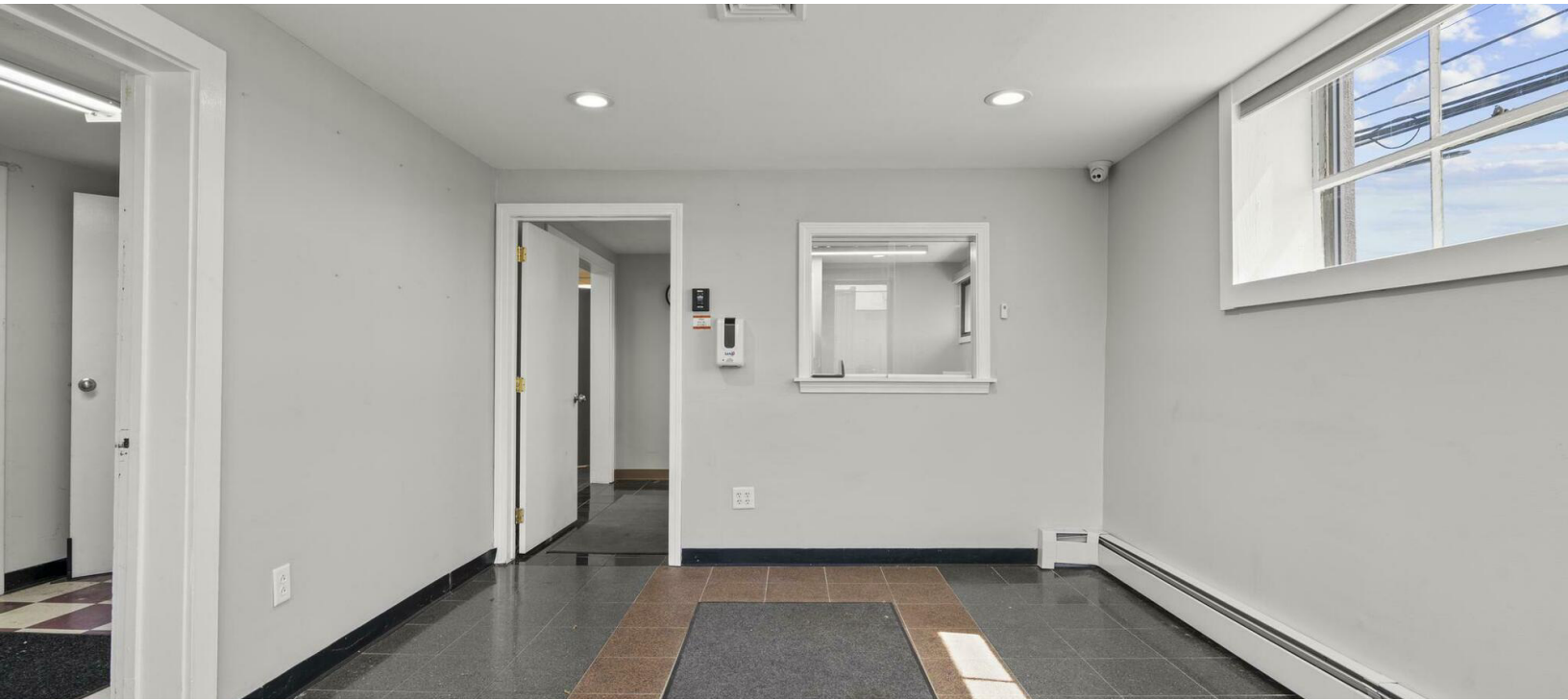
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FLOORPLAN

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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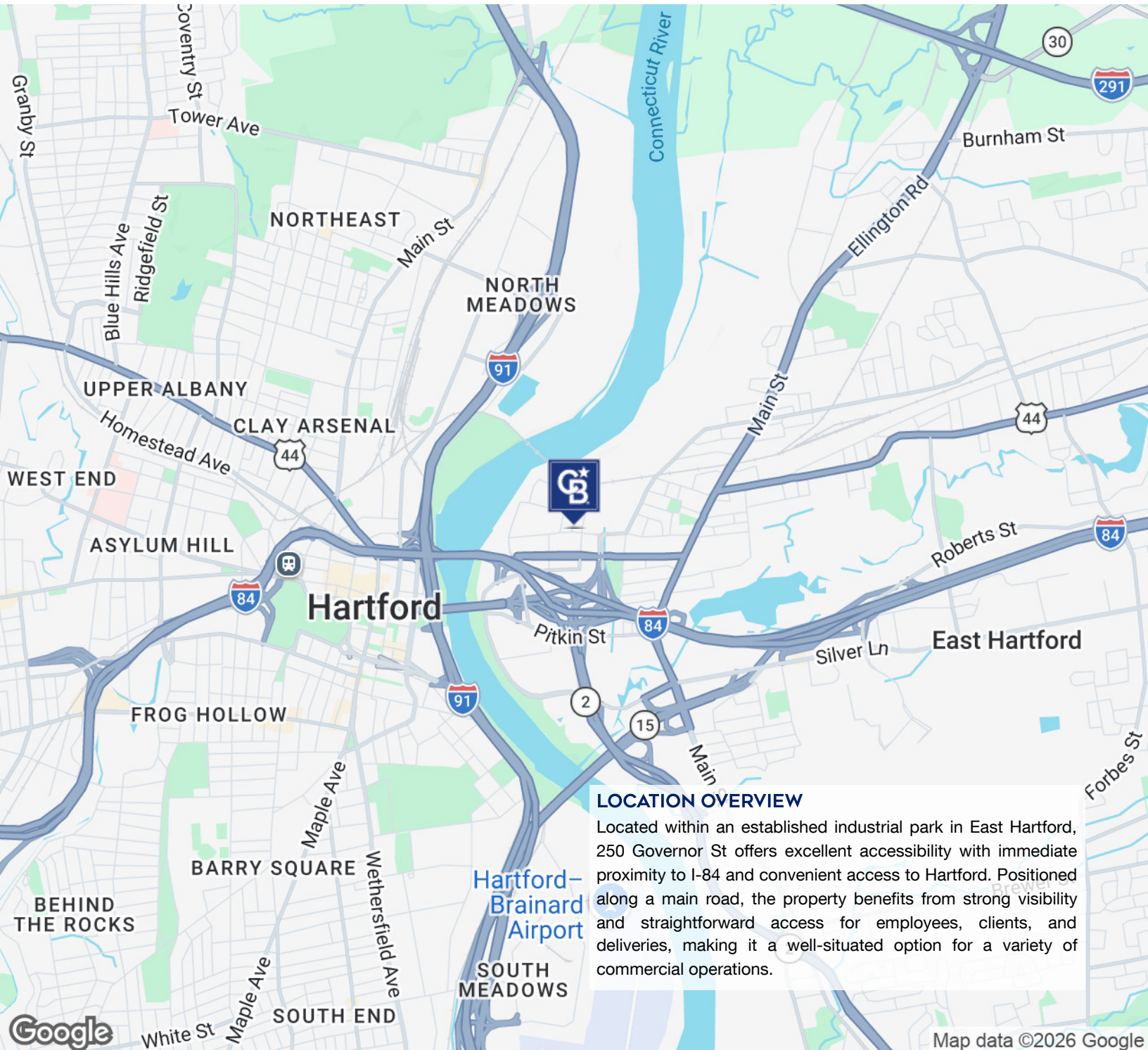
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LOCATION MAP

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LOCATION OVERVIEW

Located within an established industrial park in East Hartford, 250 Governor St offers excellent accessibility with immediate proximity to I-84 and convenient access to Hartford. Positioned along a main road, the property benefits from strong visibility and straightforward access for employees, clients, and deliveries, making it a well-situated option for a variety of commercial operations.

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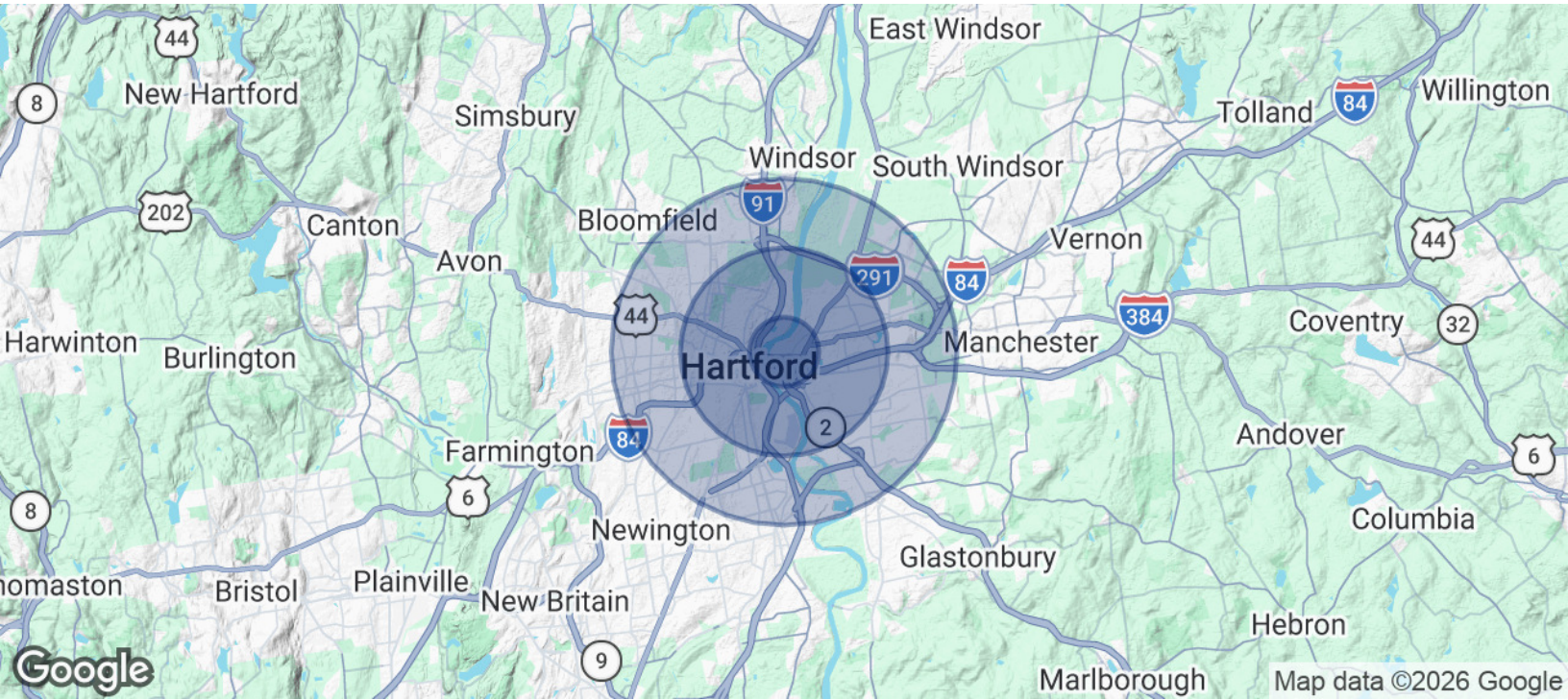
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,287	126,358	257,077
Average Age	46	35	37.8
Average Age (Male)	42.9	32.2	35.5
Average Age (Female)	47.2	37	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,659	53,292	105,461
# of Persons per HH	2	2.4	2.4
Average HH Income	\$80,801	\$63,190	\$90,985
Average House Value	\$200,312	\$217,180	\$273,164

2023 American Community Survey (ACS)

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LISTING CONTACT

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