

SALE

85-87 JAMES ST

East Hartford, CT 06108



PROPERTY DESCRIPTION

Opportunity to acquire a well-located multi-tenant industrial property at 85-87 James St, East Hartford, CT, positioned in an industrial park with convenient access to local highways and just minutes to Hartford. This 3-tenant industrial building features all public and split utilities, supporting efficient operations for an owner/user or an investor seeking income potential. B-3 (Business/Industry) zoning provides flexibility for a variety of business and industrial uses.

PROPERTY HIGHLIGHTS

- 3-Tenant industrial building
- Excellent access to local highways
- Both owner/user and investment opportunity
- B-3 (Business/Industry) zoning supports various uses

OFFERING SUMMARY

Sale Price:	\$650,000
Property Type:	Industrial
Number of Units:	3
Building Size:	11,408 SF
Lot Size:	0.55 Acres
Zoning:	B-3 (Business/Industry)
Utilities:	Gas/Public Water & Sewer
Year Built:	1977

Brandon Rush
(203) 915-3803
Brandon.Rush@CBRealty.com



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PHOTOS

85-87 JAMES ST

East Hartford, CT 06108



Brandon Rush
(203) 915-3803
Brandon.Rush@CBRealty.com

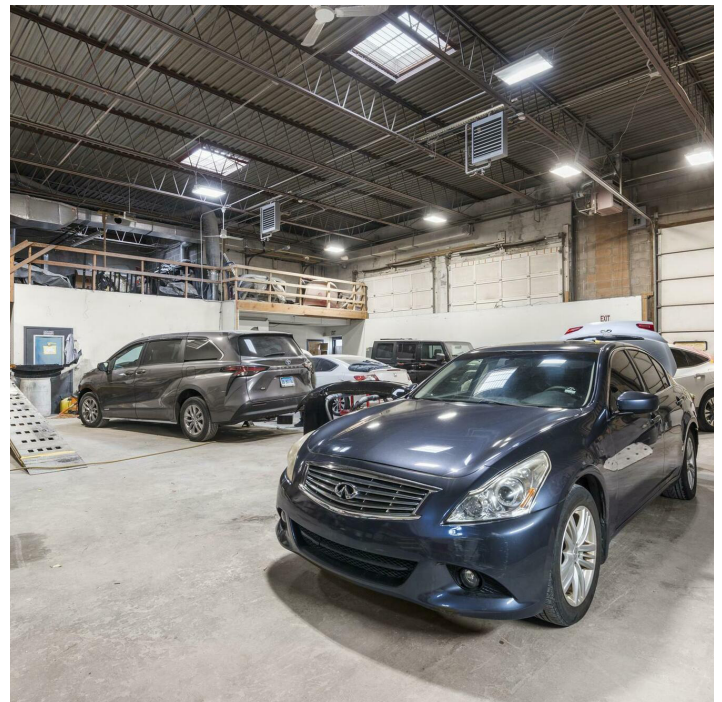
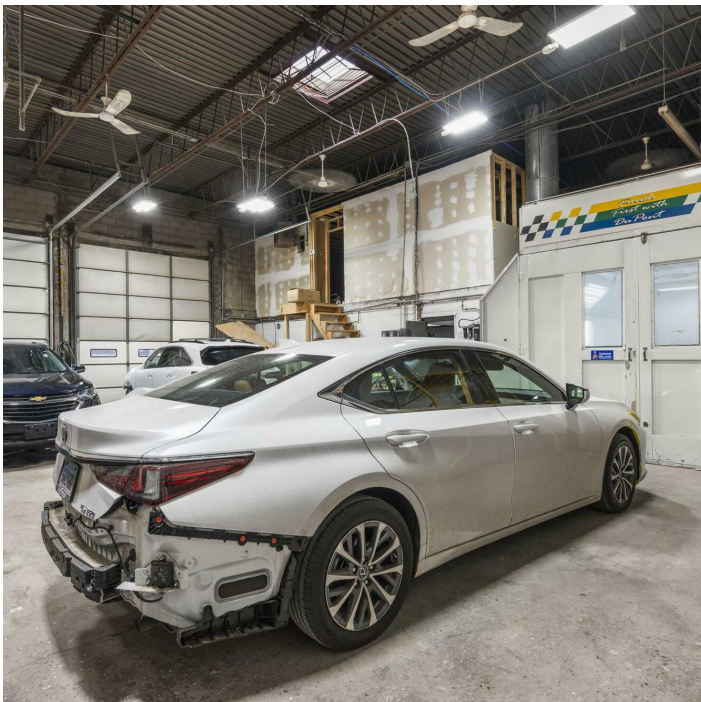


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PHOTOS

85-87 JAMES ST

East Hartford, CT 06108



Brandon Rush
(203) 915-3803
Brandon.Rush@CBRealty.com

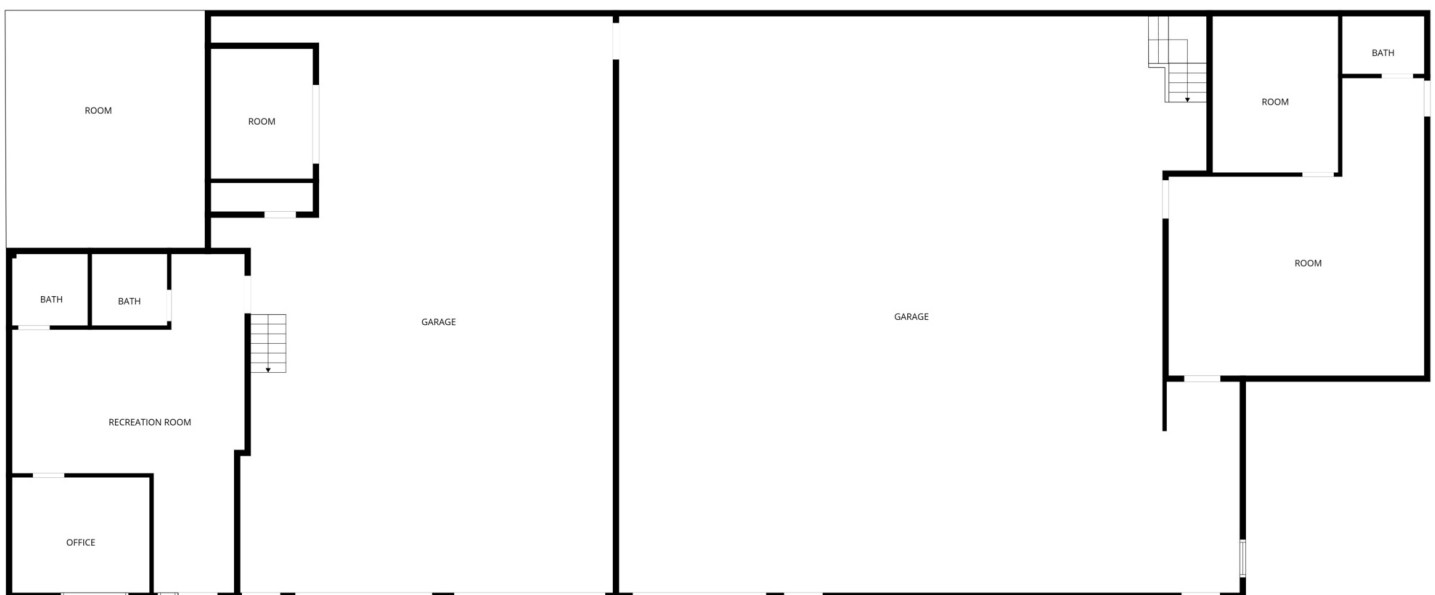


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FLOORPLAN

85-87 JAMES ST

East Hartford, CT 06108



Unit 1 Floorplan

Brandon Rush
(203) 915-3803
Brandon.Rush@CBRealty.com



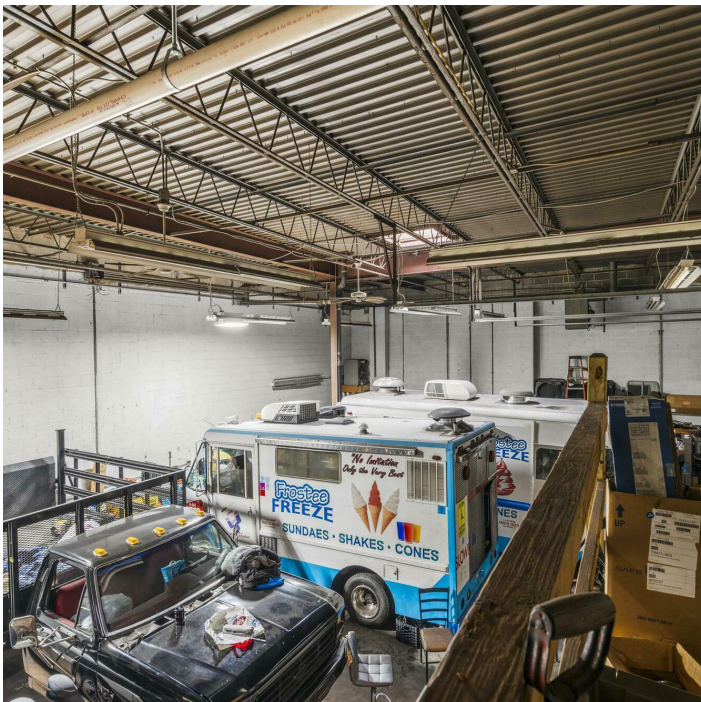
COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PHOTOS

85-87 JAMES ST

East Hartford, CT 06108



Brandon Rush
(203) 915-3803
Brandon.Rush@CBRealty.com



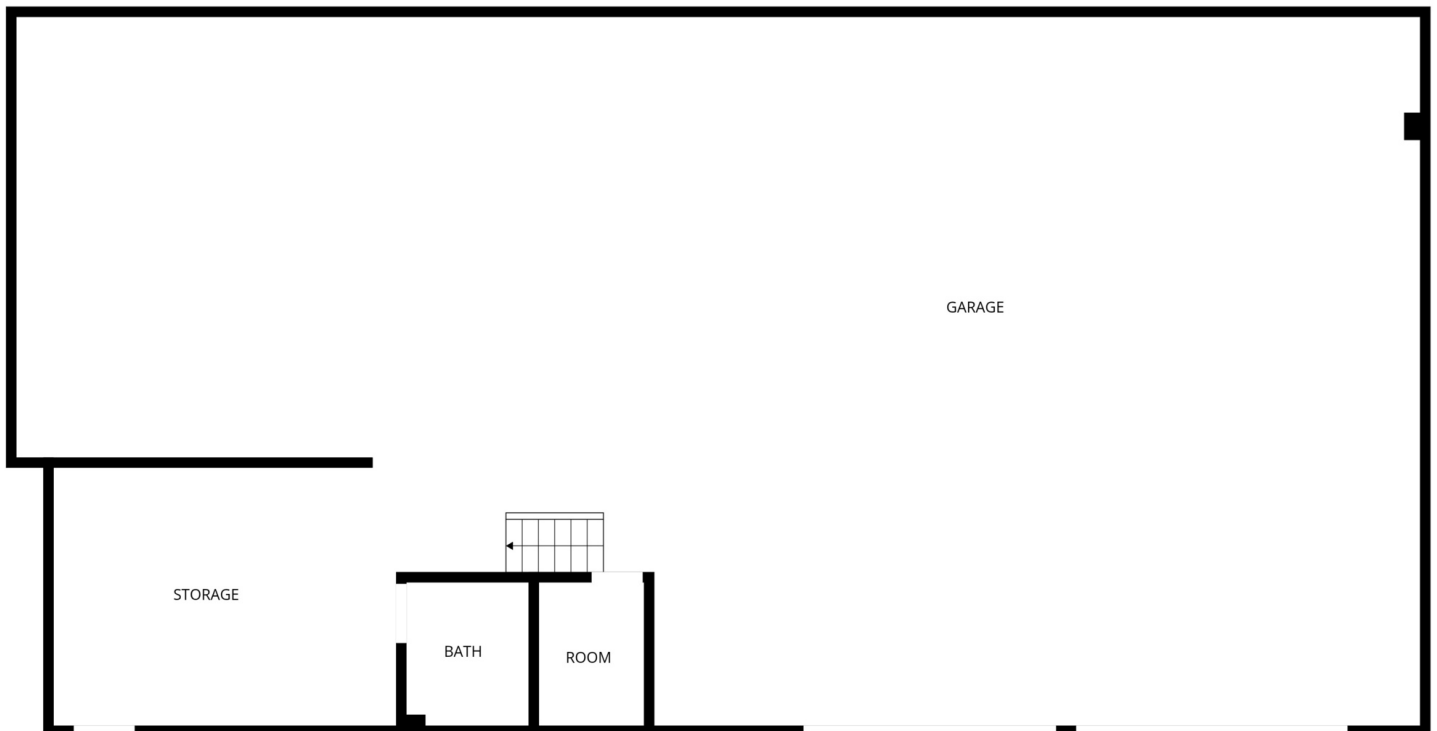
COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FLOORPLAN

85-87 JAMES ST

East Hartford, CT 06108



Unit 2 Floorplan

Brandon Rush
(203) 915-3803
Brandon.Rush@CBRealty.com



COLDWELL BANKER
COMMERCIAL
REALTY

PHOTOS

85-87 JAMES ST

East Hartford, CT 06108



Brandon Rush
(203) 915-3803
Brandon.Rush@CBRealty.com

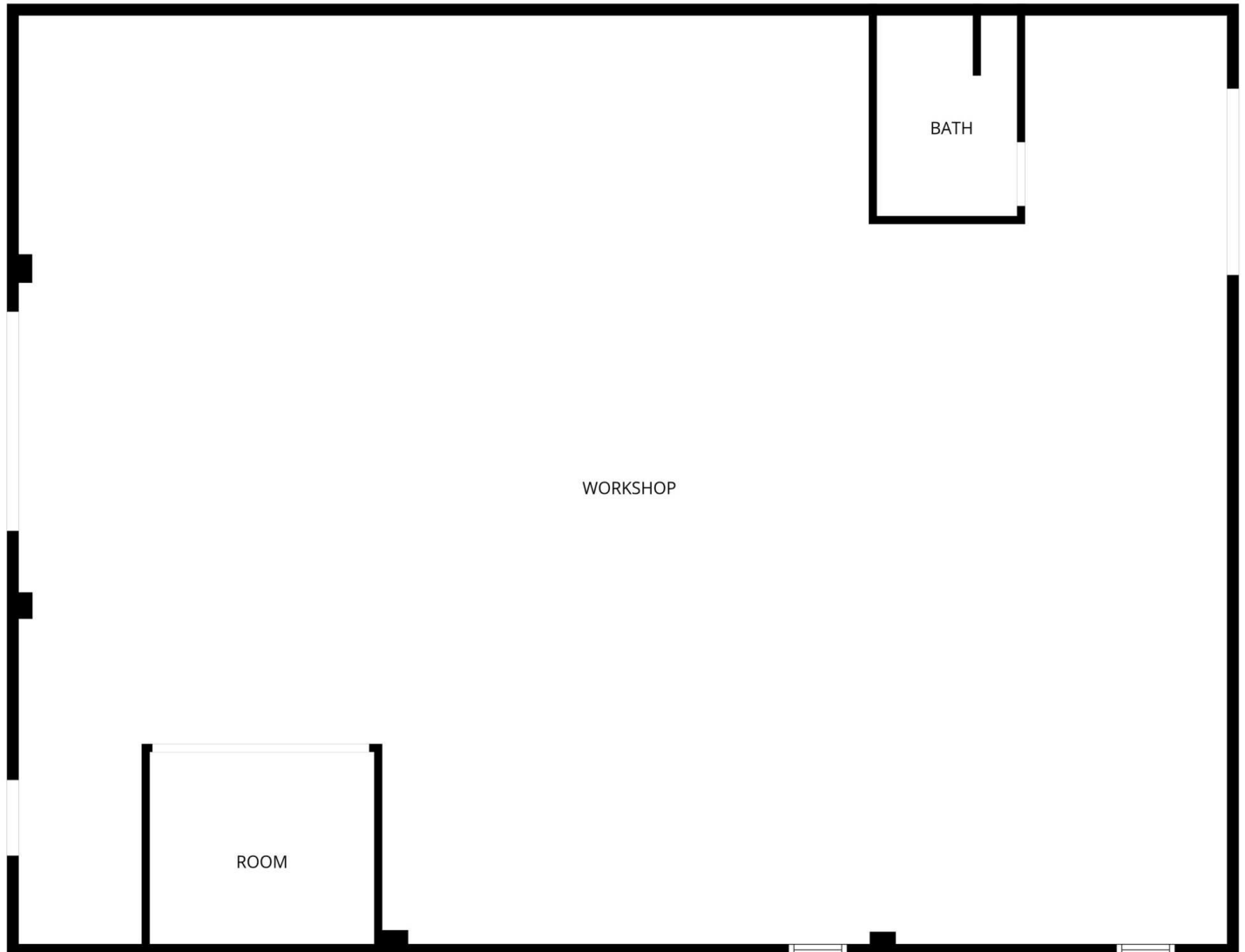


COLDWELL BANKER
COMMERCIAL
REALTY

FLOORPLAN

85-87 JAMES ST

East Hartford, CT 06108



Unit 3 Floorplan

Brandon Rush
(203) 915-3803
Brandon.Rush@CBRealty.com



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PHOTOS

85-87 JAMES ST

East Hartford, CT 06108



Brandon Rush
(203) 915-3803
Brandon.Rush@CBRealty.com



RENT ROLL

85-87 JAMES ST

East Hartford, CT 06108

SUITE	TENANT NAME	SIZE SF	ANNUAL RENT	LEASE END
Unit 1	Auto Body	5,808 SF	\$42,000	MTM
Unit 2	Truck Storage	2,800 SF	\$21,600	MTM
Unit 3	General Storage	2,800 SF	\$16,800	MTM
TOTALS		11,408 SF	\$80,400	



Square footage is approximate and subject to verification

Brandon Rush
(203) 915-3803
Brandon.Rush@CBRealty.com



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FINANCIALS

85-87 JAMES ST

East Hartford, CT 06108

INCOME SUMMARY

	CURRENT FINANCIALS	PROFORMA
Autobody Tenant	\$42,000	\$54,000
Ice Cream Tenant	\$21,600	\$24,000
Storage Tenant	\$16,800	\$19,200
Vacancy Cost	(\$6,432)	(\$7,392)
GROSS INCOME	\$73,968	\$89,808

EXPENSES SUMMARY

	CURRENT FINANCIALS	PROFORMA
Sewer	\$3,400	\$3,400
Taxes	\$21,508	\$21,508
OPERATING EXPENSES	\$24,908	\$24,908

NET OPERATING INCOME

	\$49,060	\$64,900
--	-----------------	-----------------



Brandon Rush
(203) 915-3803
Brandon.Rush@CBRealty.com



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LOCATION MAP

85-87 JAMES ST

East Hartford, CT 06108



Brandon Rush
(203) 915-3803
Brandon.Rush@CBRealty.com



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LISTING CONTACT

85-87 JAMES ST

East Hartford, CT 06108



BRANDON RUSH

Commercial Associate

Brandon.Rush@CBRealty.com

Cell: **(203) 915-3803**

Coldwell Banker Commercial Realty - Danbury Team

7 Kenosia Avenue Suite 3

Danbury, CT 06810

203.744.7025

Brandon Rush
(203) 915-3803
Brandon.Rush@CBRealty.com

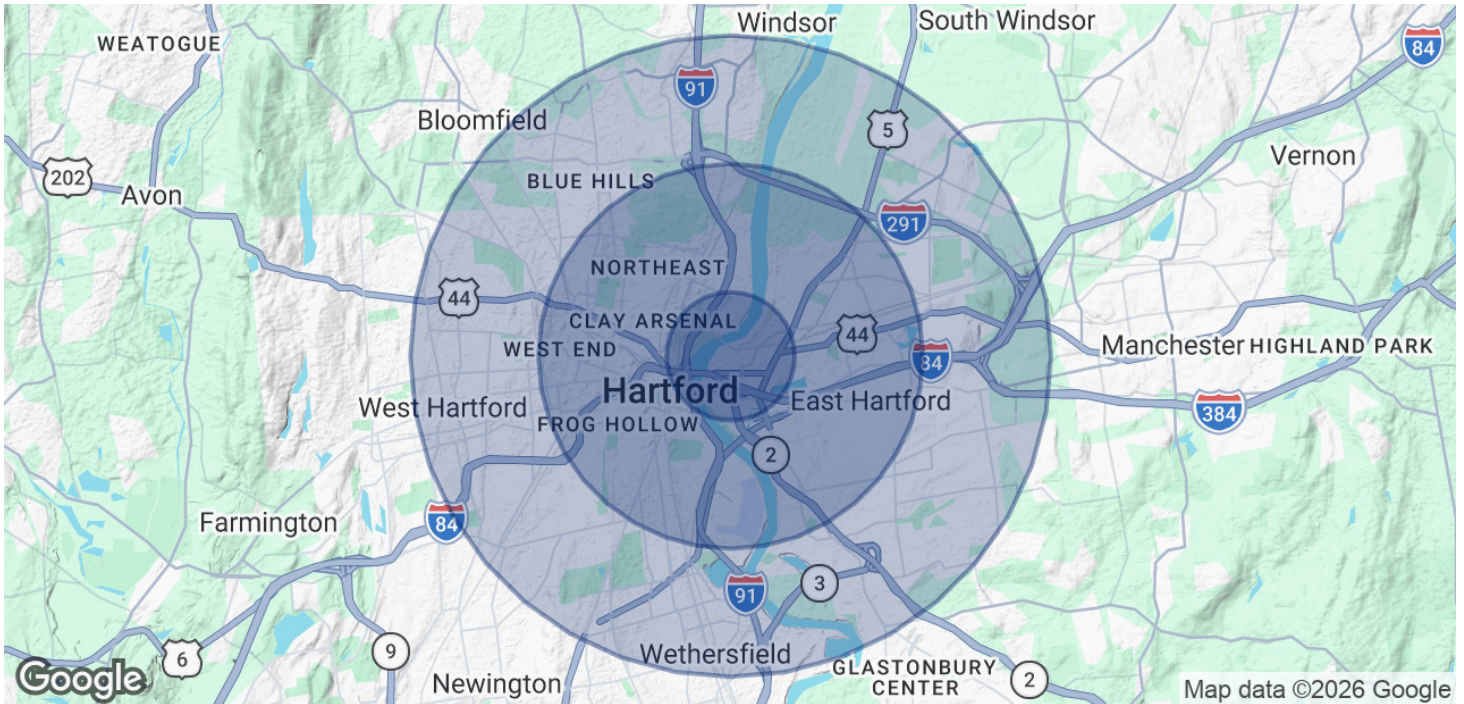


COLDWELL BANKER
COMMERCIAL
REALTY

DEMOGRAPHICS

85-87 JAMES ST

East Hartford, CT 06108



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,436	131,302	254,089
Average Age	42	38	39
Average Age (Male)	41	36	38
Average Age (Female)	43	39	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,329	53,065	100,736
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$77,024	\$61,608	\$87,635
Average House Value	\$246,419	\$264,507	\$287,836

Demographics data derived from AlphaMap

Brandon Rush
 (203) 915-3803
 Brandon.Rush@CBRealty.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.