

# Retail Building for Sale

545-549 Wethersfield Avenue, Hartford, CT

H. Pearce Commercial Real Estate is pleased to offer this 8,558 sf cinderblock building that is subdivided to three (3) retail businesses. All utilities are separately metered. Gross rental is \$7,000/month. An additional, .452 acre rear lot, zoned B3, is included which has a separate exit onto Bliss Street.



**8,558 Square Feet Available for Sale**

## Building Specifications

**Building Size:** 8,558 square feet, .408 acres

**Additional Lot:** .452 acres

**NOI:** \$60,176

**Listing Price:** \$749,900

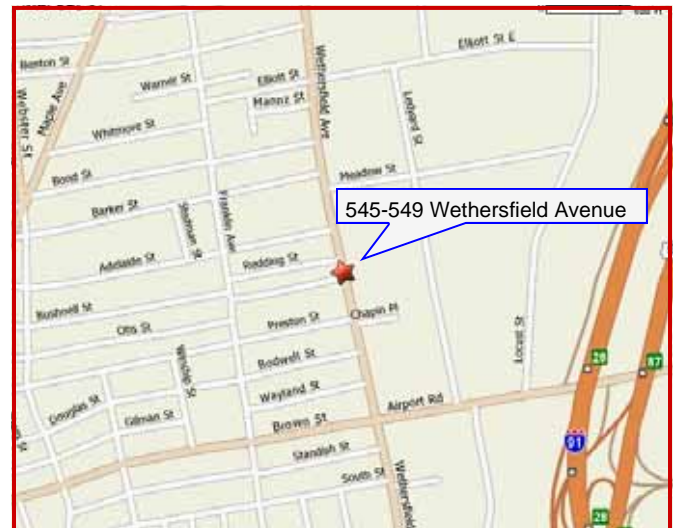
**Features:**

- High visibility
- Traffic count - 12,000+
- Easy access to CBD/I-91
- Separately metered utilities
- .452 acre rear lot included

**Tenants:**

Laundromat  
Sound Waves  
Pallotti & Poole Used Cars

**Zoned:** B-3



**Location:** I-91 North to Exit 27 - Brainard Airport/Airport Road. Right onto Wethersfield Avenue. Building on left.

*For additional information contact:*

**Neil L. Riley (x603) or Virginia L. Vinci (x605)**  
**860.721.8100**

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Information herein is subject to errors and omissions, believed to be accurate, but is not warranted.

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H. Pearce Company  
Commercial Real Estate

