

# 7,955 SF Commercial Building In Downtown Manchester, CT



## FOR SALE

35 Oak Street &  
50 Cottage Street  
Manchester, CT 06040

**BOB PAGANI, SIOR**  
860 616 4024  
[bob.pagani@colliers.com](mailto:bob.pagani@colliers.com)

**RICH ABO**  
860 616 4011  
[rich.abo@colliers.com](mailto:rich.abo@colliers.com)



## Key Features/Highlights

- 7,955 SF free-standing commercial building on 0.26 acre site
- Prime location just off highly-traveled Main Street in Downtown Manchester
- Ample free parking in adjacent large public lot
- Close proximity to many local amenities including a hospital, banks, shopping and restaurants
- Suitable for professional office or retail users

## FOR SALE > 7,955 SF Commerical Building

Address:	35 Oak Street, Manchester, CT 06040
Total Square Feet:	7,955
Dimensions:	96' x 85'
Site Area:	0.26 acres
Ceiling Height:	9'
Year Built:	1923 / Rehab 2000
Zoning:	B-2
Sprinklered:	Yes; Wet System
Sale Price:	\$329,000

## Demographics

	Pop.	HH	Avg HH \$
1 Mile	15,097	6,358	\$66,030
3 Miles	57,579	24,340	\$84,971
5 Miles	117,525	47,919	\$95,906

### > Traffic Count

Main Street & Purnell Place 17,000 VPD



## Contact Us

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**COLLIERS INTERNATIONAL**

864 Wethersfield Avenue

Hartford, CT 06114

860 249 6521

[www.colliers.com/hartford](http://www.colliers.com/hartford)