



650 FRANKLIN AVENUE

HARTFORD, CONNECTICUT

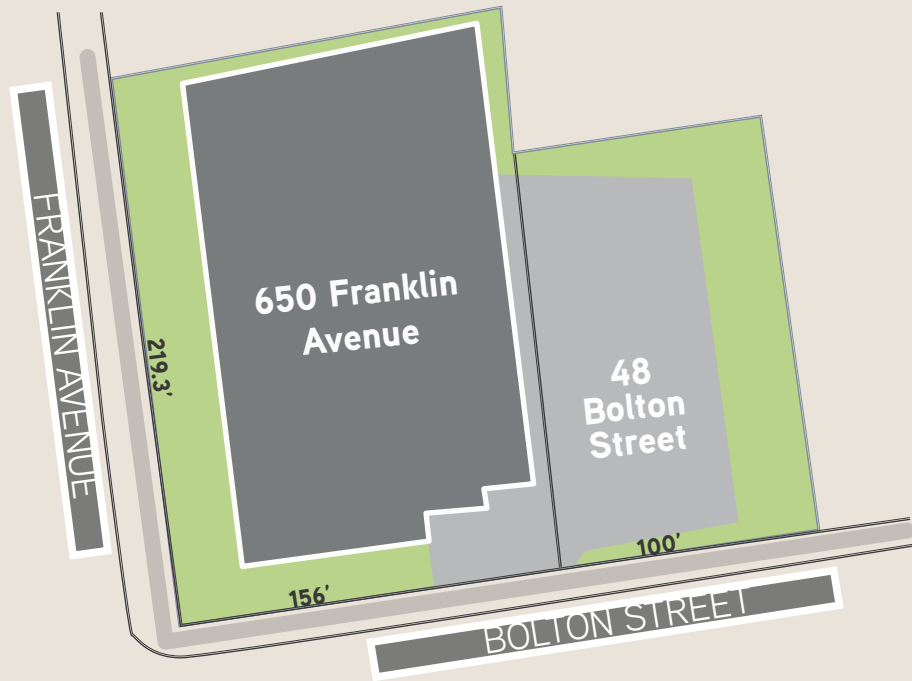
SINGLE TENANT FLEX INVESTMENT OPPORTUNITY



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**IDEAL
LOCATION**



**NO LANDLORD
RESPONSIBILITIES**



**MISSION CRITICAL
FACILITY**

PROPERTY SUMMARY

Colliers International Hartford Investment Sales Team, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 650 Franklin Avenue in Hartford, CT (the Property). The 22,572 SF flex building is 100% leased on a triple net basis (NNN) to Joseph Merritt & Company ("Merritt"), a regional printing company that has maintained its Headquarters in Hartford since 1908. Currently, the tenant utilizes the property for a multitude of functions including a showroom, production space, and administrative offices. The current lease runs through December 31, 2024.

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ADDRESS	650 Franklin Avenue Hartford, CT 06114
TENANT	Joseph Merritt & Company
LOT SIZE:	1.20 acres
ZONING:	Business 4 (B-4)
YEAR BUILT:	1920
BUILDING SIZE:	22,572 SF 7,900 SF (finished office/showroom, 35%) 5,643 SF (finished production space, 25%) 9,029 SF (warehouse and shipping, 40%)
ACCESS	Vehicle access from Bolton Street
ASKING PRICE	\$990,000

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