

FOR SALE › OFFICE SPACE



645 Farmington Ave

HARTFORD, CT 06105



NEW ROOF - JULY 2017

645 Farmington Avenue › Office Space

645 Farmington Avenue is an attractive, well-managed professional building on Farmington Avenue on the West Hartford/Hartford border. The building was recently renovated with new windows, bathrooms, surveillance and an alarm system and a new roof.

DIRECTIONS

Take Exit 46 off I-84 and go north on Sisson Avenue to Farmington Avenue. Go west on Farmington Avenue. The property is between Prospect Avenue and Beacon Street.

Building Amenities

- › 15,300 SF professional office building
- › Newly renovated windows & bathrooms
- › New roof 2017
- › Updated HVAC
- › Surveillance and alarm system
- › Convenient to Hartford & West Hartford
- › 34 parking spaces
- › On a bus line
- › **Sale Price: \$810,000**

AGENT: BIFF ZOEPHEL
860 616 4032
HARTFORD, CT
biff.zoephel@colliers.com

COLLIERS INTERNATIONAL
864 Wethersfield Avenue
Hartford, CT 06114
www.colliers.com/hartford

Demographics

	Pop.	HH	Avg HH \$
1 Mile	27,630	12,612	\$36,448
3 Miles	173,202	65,217	\$39,938
5 Miles	258,168	99,044	\$48,176

Traffic Count

Farmington Ave & Prospect Ave 10,493 VPD

Financial Overview

Rental income	\$164,070
Expenses	\$106,965
Net Operating Income	\$57,105

Expenses

Taxes	\$31,039
Insurance	\$8,387
Utilities	\$38,845
Cleaning & Maintenance	\$13,046
Trash	\$3,306
Landscaping	\$11,305
Snowplowing	\$1,037
TOTAL	\$106,965



Contact Us

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COLLIERS INTERNATIONAL

864 Wethersfield Avenue

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860 249 6521 Main

860 247 4067 Fax

www.colliers.com/hartford