



864 Wethersfield Avenue
Hartford, CT 06114
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Property Summary

Office For Sale

ADDRESS: 147 Westbrook Road
Essex, CT 06426

Sale Price: Withheld



BUILDING SPECIFICATIONS

Total Square Feet:	+/-9,000 SF	Expandable:	Yes (adjacent lot)
Available Square Feet:	+/-9,000 SF	Zoning:	CML
No. of Floors:	1.5	Parking:	55 spaces
No. of Tenants:	5	Utilities:	City water Yankee Gas
Will Subdivide:	Yes	HVAC Type:	Central air Heat-forced air 5 zones
Availability:	Immediate	Broadband:	Comcast
Year Built:	2009	Environmental Assessment:	Yes
Lot Size:	1.83		

FINANCIAL INFORMATION

Operating Expenses:	See OM	Add on Factor:	Excellent
Taxes:	Pro-rata	Work Letter:	Excellent

COMMENTS: Rare multi-tenant CT shoreline medical investment in historic river town of Essex. This opportunity is anchored by Middlesex Hospital.