

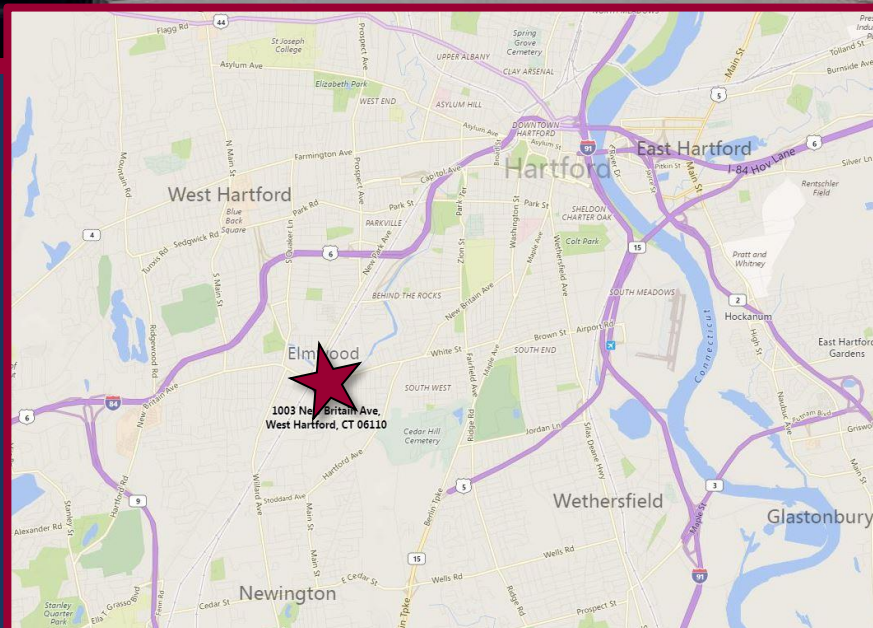
**LEASE RATE
\$3,250/mo NNN**

2,100± SF RETAIL SPACE FOR LEASE

1005 New Britain Avenue, West Hartford, CT 06110

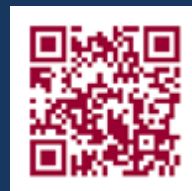


1005 New Britain Avenue



**2,100± SF
FOR LEASE**

Scan the QR Code below with a barcode scanner on your smart phone to access our website.



Connect with us:



For more information contact:
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2,100± SF RETAIL SPACE FOR LEASE

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Property Highlights

- 2,100± SF available
- 0.39 acre
- 1 Story
- 16 automobile parking spaces
- 10 box truck parking spaces.
- 2 Drive-in doors
- Small office
- Reception area
- 1 Bathroom
- On bus line
- Zoning: BG
- 19,136 ADT
- I-84, Exit 45
- Many area amenities
 - Shopping
 - Banking
 - Dining

BUILDING INFORMATION:

GROSS BLD. AREA: 2,100± SF
 AVAILABLE SPACE: 2,100± SF
 WILL SUBDIVIDE TO: 2,100± SF
 NUMBER OF FLOORS: 1
 BASEMENT: N/A
 DOCKS/DRIVE-INS: 2 Drive-in doors (8'x8')
 CONSTRUCTION: Masonry
 ROOF TYPE: Flat, Built up
 YEAR BUILT: 1964

SITE:

SITE AREA: 0.39± acre
 SIGNAGE: On Building & Pylon
 ZONING: BG
 PARKING: 26 total parking spaces
 VISIBILITY: On New Britain Avenue
 HWY.ACCESS: I-84, Exit 45

UTILITIES:

SEWER: MDC
 WATER: MDC
 GAS: TBD

EXPENSES:

RE TAXES: (x) Tenant () Landlord
 UTILITIES: (x) Tenant () Landlord
 INSURANCE: (x) Tenant () Landlord
 MAINTENANCE: (x) Tenant () Landlord
 JANITORIAL: (x) Tenant () Landlord

MECHANICAL EQUIPMENT:

AIR CONDITIONING: Central, Zoned
 TYPE OF HEAT: Forced Hot Air
 SPRINKLERED: 100% Wet
 ELECTRIC SERVICE: TBD

TRAFFIC VOLUME: 19,136 ADT

AREA RETAIL: Pep Boys, Goodyear, AutoZone, Meineke, PriceRite, Blast Fitness, Napa
COMMENTS: Property is ideal for auto sales, auto rentals, auto repairs, retail sales. Has an automobile dealer's licence.

DIRECTIONS: I-84, Exit 45. Right onto Flatbush Avenue, Left onto New Park Avenue, Left onto New Britain Avenue (CT-71)

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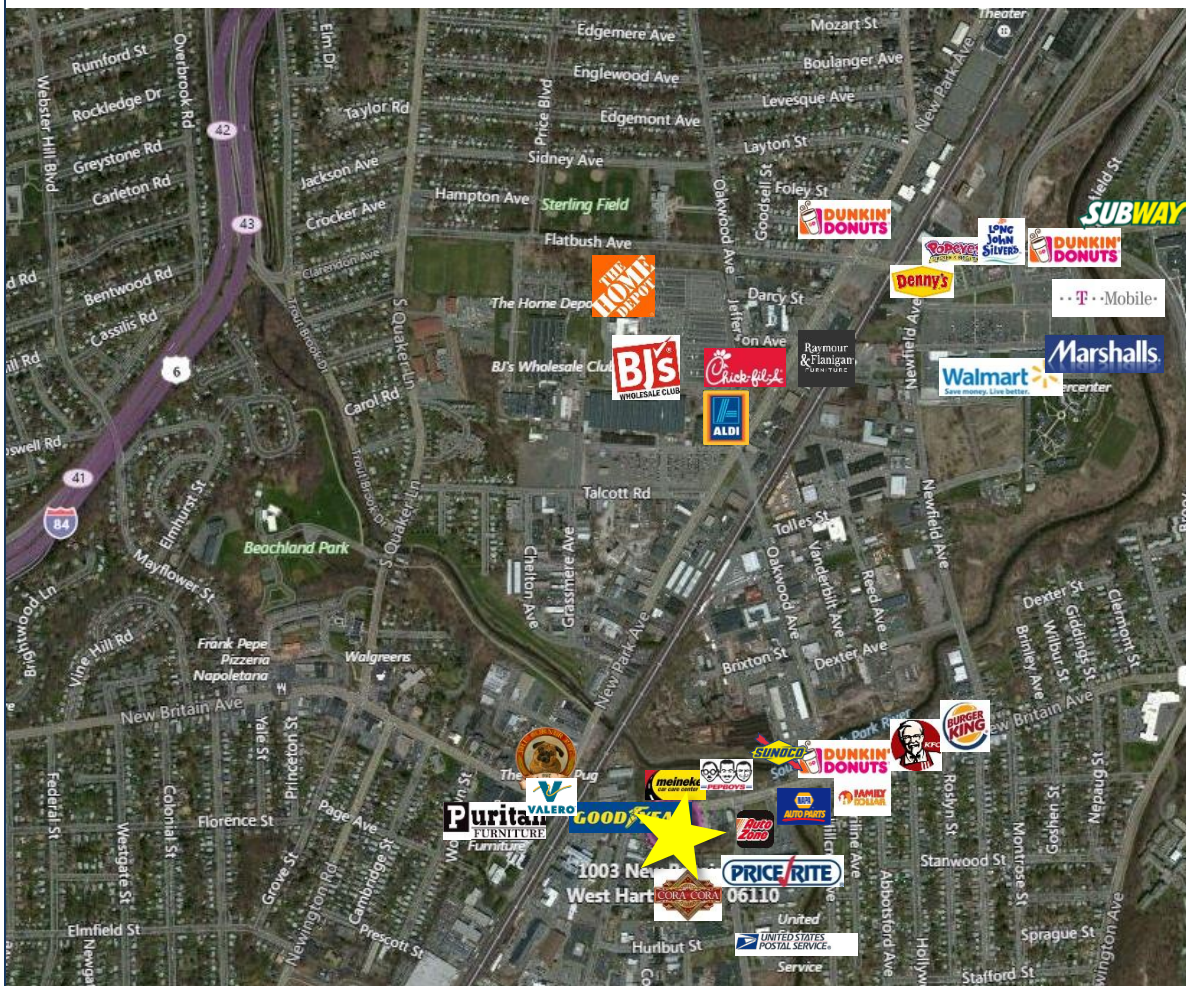


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