



## 44 Bloomfield Ave

Windsor, Connecticut 06095

### Property Features

- First Floor Office
- Off-Street Parking
- Sliding French Doors
- Fireplace
- Kitchenette
- Stellar Location
- Awesome Local Amenities



Demographics	1 Mile	3 Miles	5 Miles
Total Population:	4,804	27,005	82,723
Total Households:	2,055	10,335	30,974
Average HH Income:	\$80,368	\$87,684	\$75,489

**Lease Rate: \$1,100**

For more information:

**Carl Berman CCIM, MICP**

877 327 3755 x307 • cberman@naielite.com

**Shayne Fields**

917 392 1544 • sfields@naielite.com

**Eric Blumenthal, MICP**

877 327 3755 x207 • eblumenthal@naielite.com

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NAI Elite, LLC

901 Farmington Avenue, West Hartford, CT 06119

877 327 3755

[naielite.com](http://naielite.com)



Commercial Real Estate Services, Worldwide.

For Lease  
**Office**  
1,478 SF

### Property Details

<b>Total Building Sq Ft</b>	5,652 SF	<b>Dock, Drive-In &amp; Rail Access</b>	N/A
<b>Lot Size:</b>	0.26 Acres	<b>Electric Service</b>	TBD
<b>Max Contiguous / Min Sub Divide</b>	1,478 / 1,478	<b>Phone / Data Service</b>	TBD
<b>Number Of Units</b>	1	<b>Back-Up Power Supply</b>	N/A
<b>Rentable / Useable Sq Ft Ratio</b>	1,478 SF	<b>HVAC</b>	Central
<b>Parking</b>	3	<b>Sewer / Septic</b>	Sewer
<b>Number Of Floors</b>	3	<b>Sprinkler System</b>	No
<b>Year Built:</b>	1900	<b>Fire Prevention, Security Alarm Y Life Safety</b>	TBD
<b>Ceiling Type</b>	Conventional	<b>Zoning</b>	Commercial
<b>Restrooms</b>	1		-

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### Property Highlights

- First floor office with loads of charm!
- Great uses include a law or accounting office.
- Cool location with easy access.