

Sadlak

Real Estate

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OFFICE For Sale/Lease

ADDRESS: 881 Main Street
Manchester, CT

SALES PRICE: \$589,000

LEASE PRICE: \$10.00/sf NNN

BUILDING SPECIFICATIONS:

Total Square Feet:	8,300	Lot Size:	0.1
No. of Floors:	2	Zoning:	Central Business District (CBD)
Available Floors:	1st & lower floor	Parking:	10 designated spots; public parking through CBD
Available Sq. Ft.:	4,150 - 1st floor 2,046 - finished lower level 2,104 - unfinished basement	No. of Elevators:	0
Will Subdivide To:	2,046	HVAC Type:	Central a/c electric FHA gas heat
Availability:	90 Days	Sprinklers:	No
Year Built:	1975	Environmental Assessment:	No

FINANCIAL INFORMATION:

Operating Expenses: \$1.50/sf.
Taxes: \$8,887.55

COMMENTS: Located in Manchester Downtown Special Services District. Ideal for professional office use, insurance, real estate, architect or engineer. Walk to restaurants and downtown Manchester. New roof, new HVAC units, newly renovated.

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