

Sadlak

Real Estate

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Office Building For Sale

ADDRESS: 881 Main Street
Manchester, CT

SALE PRICE: \$589,000

Est Monthly Payment: \$2,863.06 *



BUILDING SPECIFICATIONS:

Total Square Feet: 8,388

No. of Floors: 2

Available Floors: 1st & Ground Level

Available Sq. Ft.: 4,150 - 1st floor
2,046 - finished lower level
2,104 - unfinished basement

Will Subdivide To: 2,046

Availability: Immediate

Year Built: 1920 (recent renovation)

Lot Size: 0.1

Zoning: Central Business District (CBD)

Parking: 10 designated spots; public parking through CBD

No. of Elevators: 0

HVAC Type: Central a/c electric
FHA gas heat

Sprinklers: No

Environmental Assessment: No

FINANCIAL INFORMATION:

Operating Expenses: \$1.50/sf.

Taxes: \$8,178.00

COMMENTS: Great Location in Manchester Downtown Special Services District. Ideal for professional office use, insurance, real estate, attorney or engineer. Walk to restaurants and downtown Manchester. New roof and HVAC units.

*This payment is based on a 30 yr fixed rate mortgage at a rate of 6.125% with a 20% down payment. The rates and APR will vary depending upon the actual loan amount, down payment and the points and fees for your transaction.

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