



HOULIHAN LAWRENCE

WARECK D'OSTILIO

COMMERCIAL

765 Asylum Avenue, Hartford OFFICE FOR SALE & LEASE



Great for Owner/occupant occupy third floor and collect rent from the other three floors. Lease price is \$16 /SF gross plus utilities for the third floor. Various offices available on the first floor. See attached floor plan and price list.



Ken Ginsberg
Broker
203.376.6266
ken@kngrealty.com

174 Cherry St
Milford, CT
06460
203.787.7800

- **New Energy Efficient Boiler 2011**
- **HVAC System Upgraded to ASHRAE Standards - 2009**
- **Elevator Upgrade 2009/2019**
- **Lobby Complete Renovation 2009**
- **Exterior Painted 2013/2021**
- **2nd & 3rd Floors Completely Renovated**
- **New Roof 2009**
- **Newly Paved Parking Lot 2023**

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765 Asylum Ave. 1st Floor Plan & Price List

1ST FLOOR PRICE LIST - ASYLUM -



ROOM	POSTED RENT	ELECT/MO
1	\$ 600.00	\$ 35.00
2	\$ 600.00	\$ 35.00
3	\$ 600.00	\$ 35.00
4	\$ 935.00	\$ 35.00
5	\$ 550.00	\$ 35.00
6	\$ 1,350.00	\$ 35.00
7	\$ 600.00	\$ 35.00
8	\$ 450.00	\$ 35.00
9	\$ 450.00	\$ 35.00
10	\$ 500.00	\$ 35.00
11	\$ 900.00	\$ 35.00
LEASED	\$ 2,000.00	\$ 35.00
LEASED		\$ 35.00
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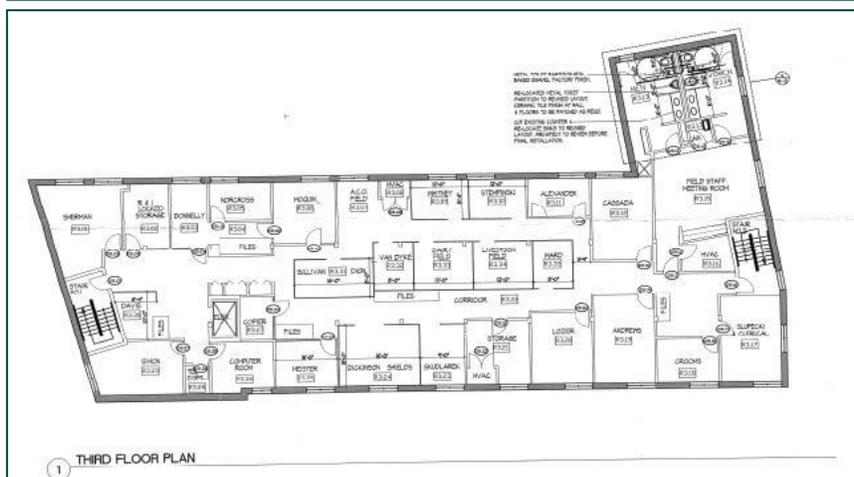
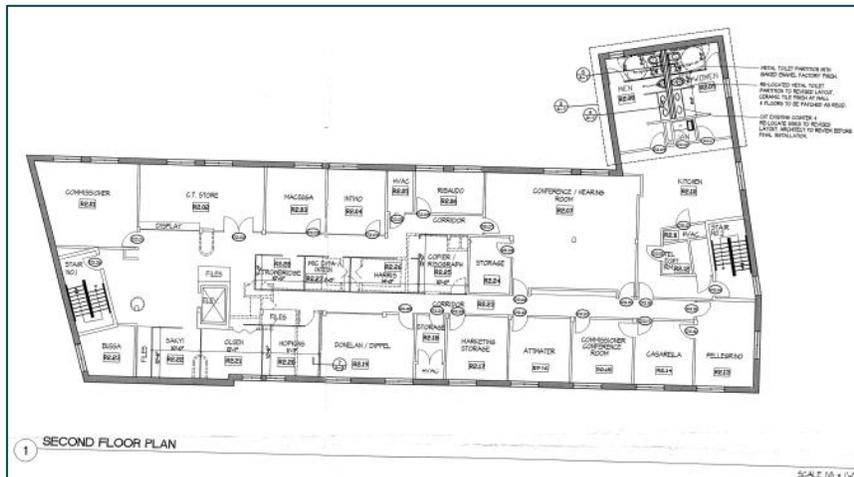
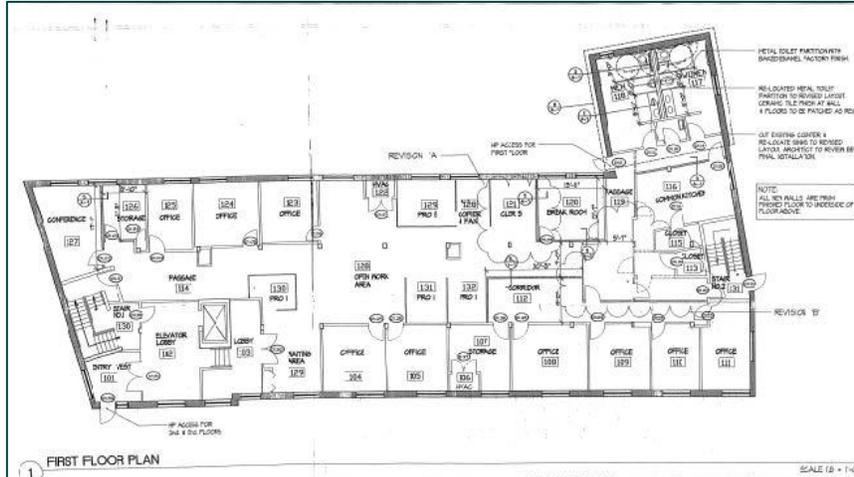
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765 Asylum Ave. Floor Plans



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Property Attributes: 765 Asylum Ave.

Year Built	1961
Square Feet	29,792
Zoning	MX-1
Number of Floors	4
Construction	Steel Frame/ Brick Ext.
Roof	Flat, Tar & Gravel
Elevator	4-Stop
Cooling	Central Air
Heating	Gas, Forced Hot Air
Water/ Sewer	Public Water & Sewer Connected
Parking	56+- spaces

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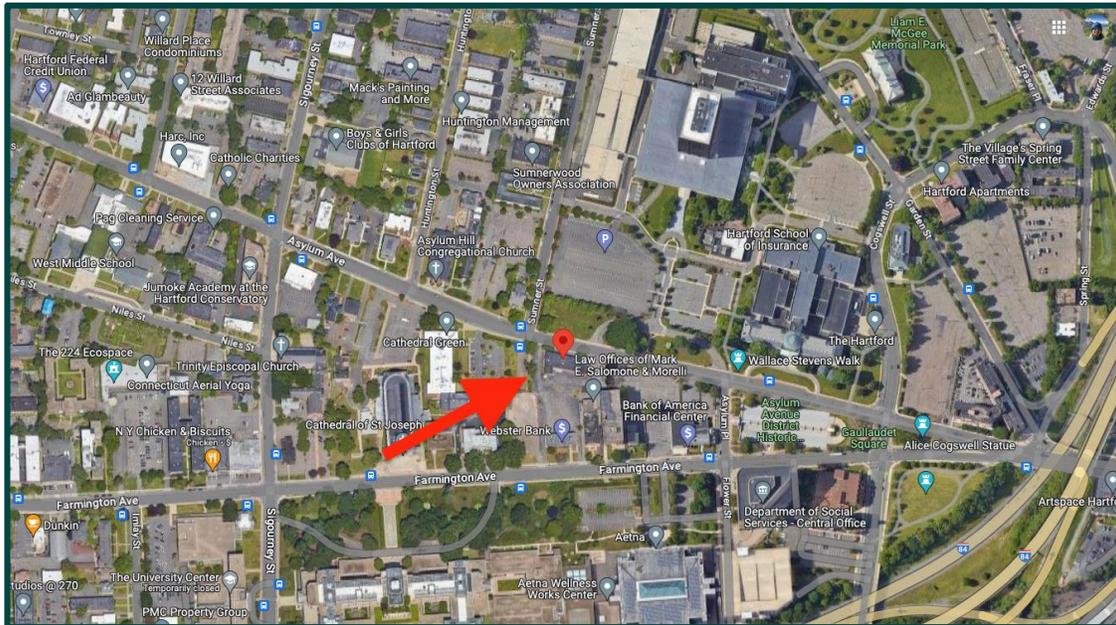
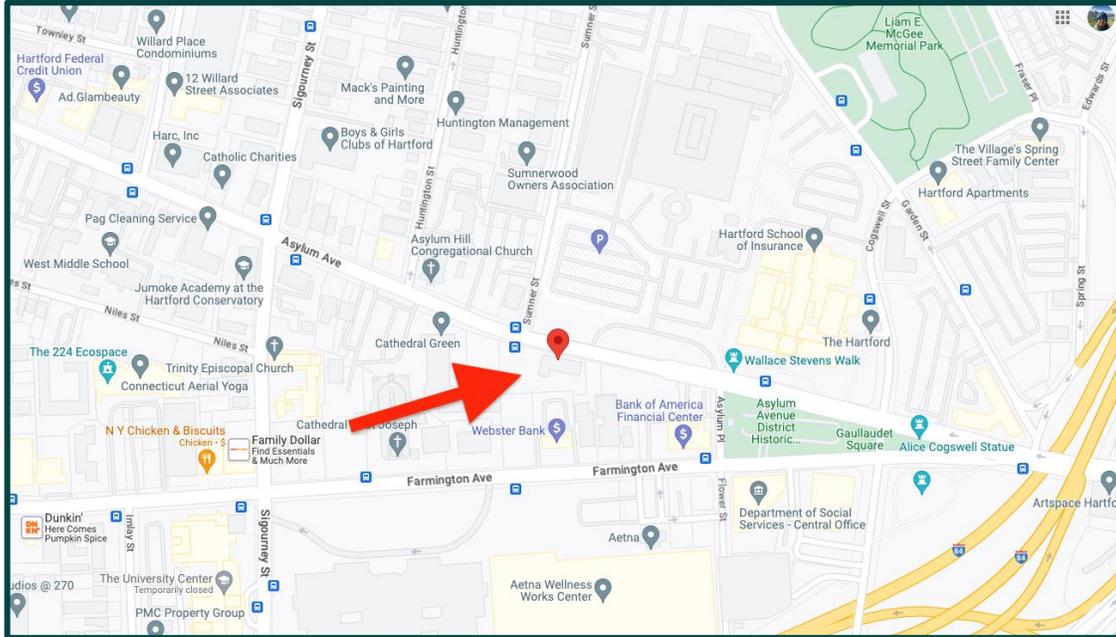
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Regional and Aerial Map



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