



# COMMERCIAL

New Haven \* Milford \* Woodbridge \* Branford

## AUTO REPAIR / GARAGE With Large Paved Lot AVAILABLE FOR SALE

**155 Franklin Ave & 85 Benton St, Hartford, CT 06114**

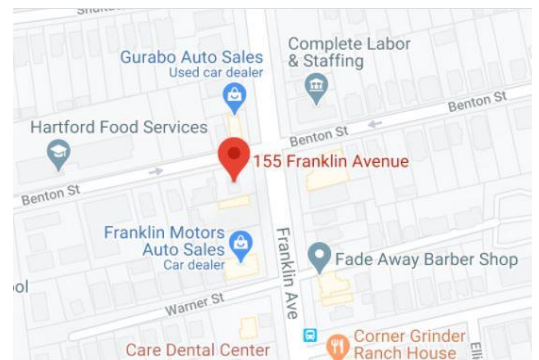


### FOR SALE

**1,211 SF Building w/ 0.29 Acres Land  
\$300,000.00**

**Former Car Repair Facility  
Oversized Parking on Newly Paved lot**

- **Great spot for an Auto or Motorcycle Repair Shop, Window Tinting, Oil Change Shop**
- **DMV Licensed**
- **Corner Location on Busy Streets**
- **9100 CPD**



**Real Living Wareck D'Ostilio**

**New Haven \* Milford \* Woodbridge \* Branford**



# COMMERCIAL

New Haven \* Milford \* Woodbridge \* Branford

## Property Information

Total Building SF	1,211
Available SF	1,211 SF
Year Built	1940
Ceiling Height	TBD
City Water / Well	City Water
City Sewer / Septic	City Sewer
Sprinkler	No
Loading Dock	No
Overhead Door	2
Construction	Masonry
HVAC	Warm Air
Electric Service	TBD
Gas	No
Column Spacing	N/A
# of Floors	1
Land Area	0.29 Acres
Parking	Paved 0.13 Acre lot
Bathrooms	Average
Frontage	77'
Zoning	MS-2
Assessment	\$91,280
Environmental	TBD
Mill Rate	74.29
Taxes	6,781.19
Taxes / SF	\$0.53

**155 Franklin Ave & 85 Benton St, Hartford , CT**

**Ken Ginsberg**  
Broker  
(203) 376-6266  
ken@kngrealty.com



**174 Cherry Street**  
Milford CT 06460  
(203) 701-4848

Comments:

With 0.29 acres to work with, this is a great location for an Auto or Motorcycle Repair shop, Window Tinting shop or Oil Changing shop. DMV Licensed. On the corner of two busy streets with a CPD count of 9,100. Oversized parking on newly paved 0.13 Acre lot.

This document has been prepared by RLWD Commercial for advertising and general information only. RLWD Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. RLWD Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of RLWD Commercial and/or its licensor(s). ©2018. All rights reserved.