



FOR SALE OR LEASE

2,475 SF INDUSTRIAL FACILITY

17 JENCKS STREET | EAST HARTFORD, CT 06108



PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present 17 Jencks Street, East Hartford for sale or lease. This 2,475 SF industrial building on 0.17 acres is available immediately.

PROPERTY HIGHLIGHTS

- Airlines throughout warehouse area
- 15' x 22' garage
- One 8' x 8' drive in door
- Ideal for an electrician, carpenter or plumber; small manufacturer or assembly

OFFERING SUMMARY

Sale Price:	\$159,000
Lot Size:	0.17 Acres
Building Size:	2,475 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,520	48,335	110,211
Total Population	4,819	128,705	289,704
Average HH Income	\$82,388	\$41,081	\$54,775

DAVID MURDOCK
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190 TRUMBULL STREET | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](http://sentrycommercial.com)

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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\$159,000/\$1,395 per month + utilities

BUILDING SPECIFICATIONS

Building Size	2,475 SF
Office Space	225 SF
Warehouse	2,250 SF
Ceiling Height	9.8 ft
Drives	1 @ 8' x 8'
Drives	1
Roof	Rubber (2016)
Column Spacing	Varies
Year Built	1960



MECHANICAL/UTILITIES

Heat	Oil
Air Conditioning	Central
Lighting	New T8's
Water/Sewer Company	Public
Gas / Propane	Yes
Electric Company	Eversource



LAND

Lot Size	0.17 Acres
Rail	No
Zoning	B-3

TAXES

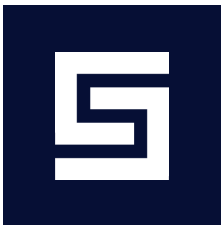
Tax PSF	\$1.74 SF
Assessed Value	\$90,580.00
Year Assessed	2017
Mill Rate	47.66

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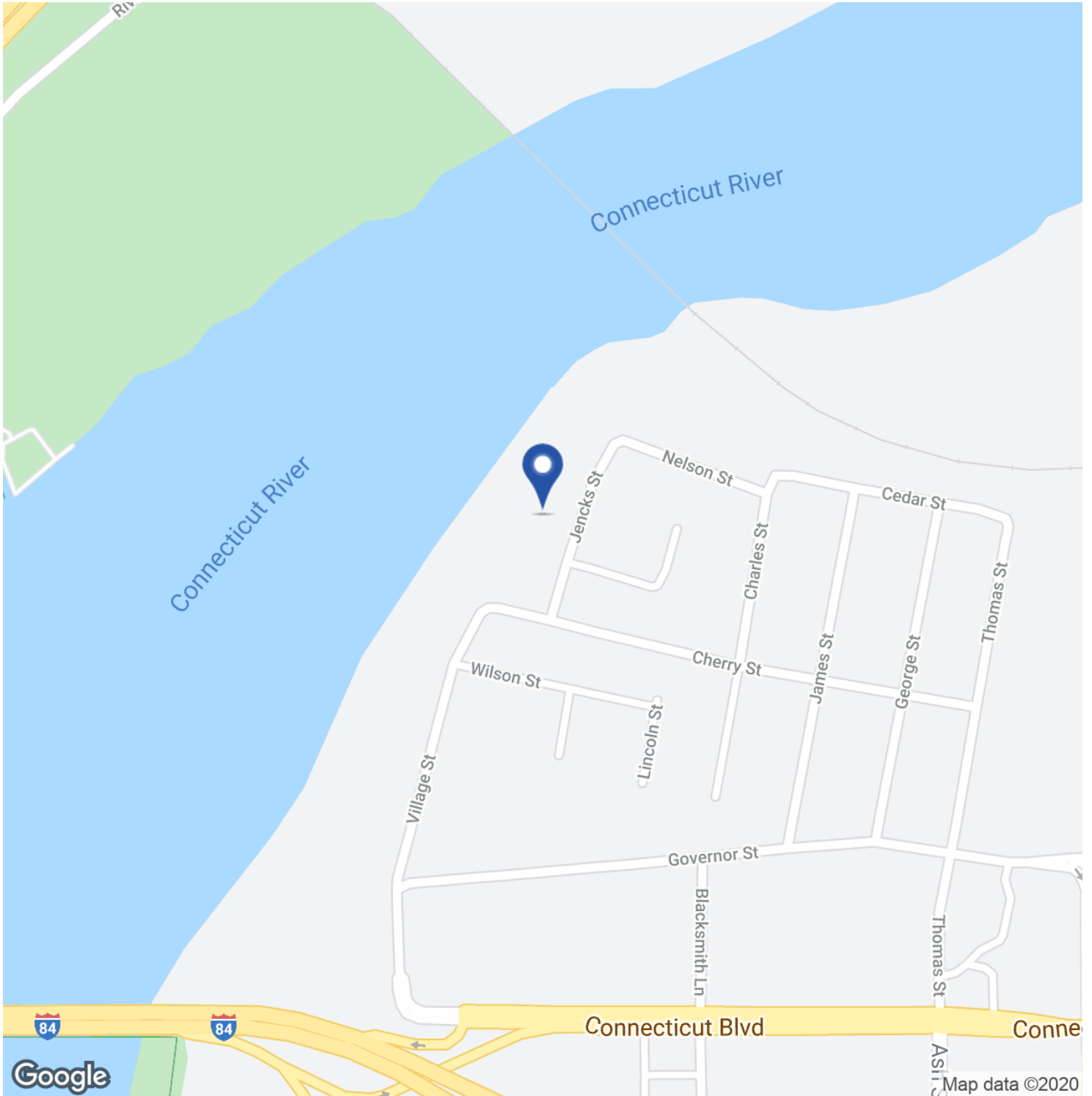
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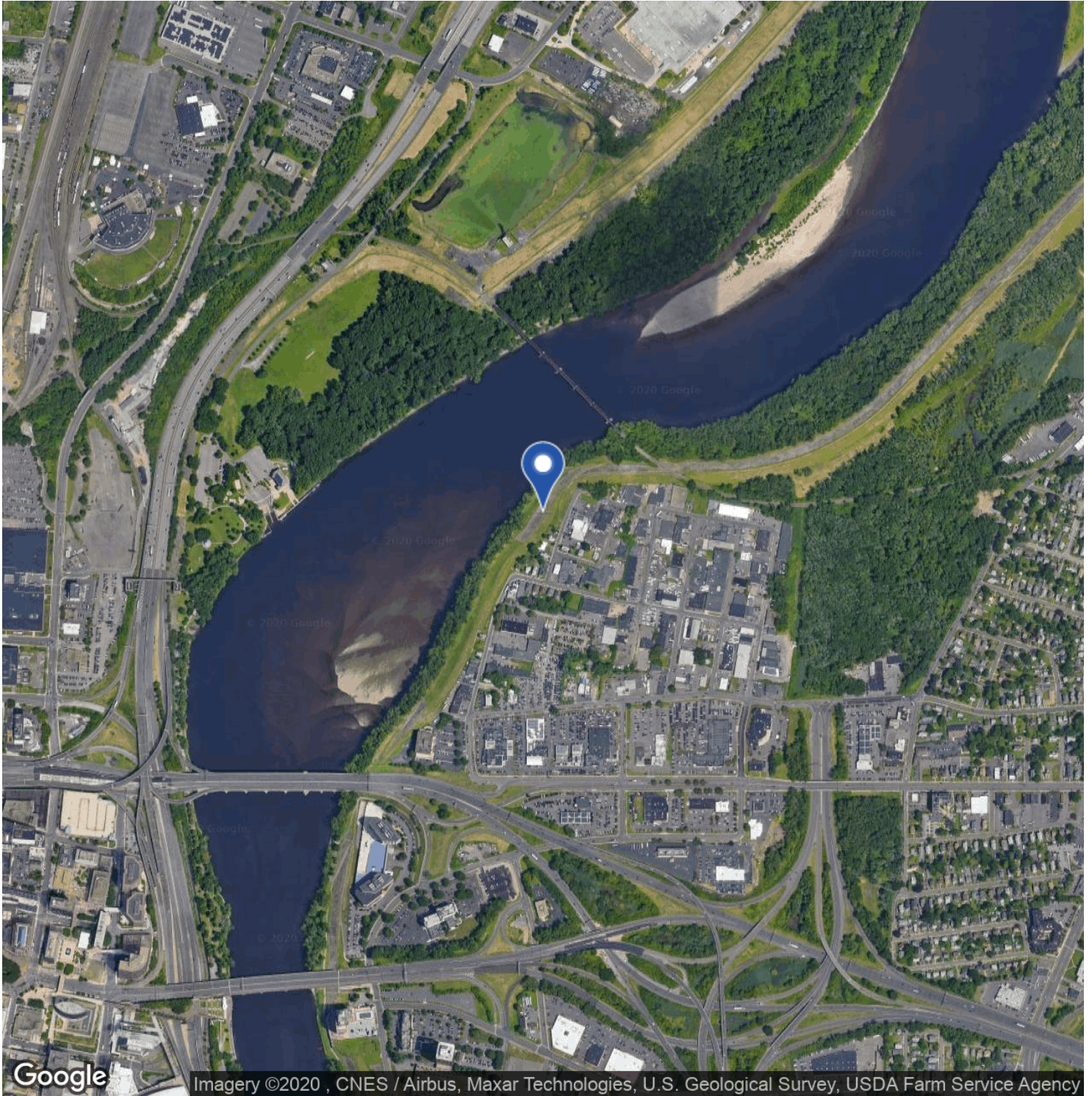
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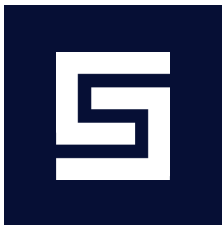


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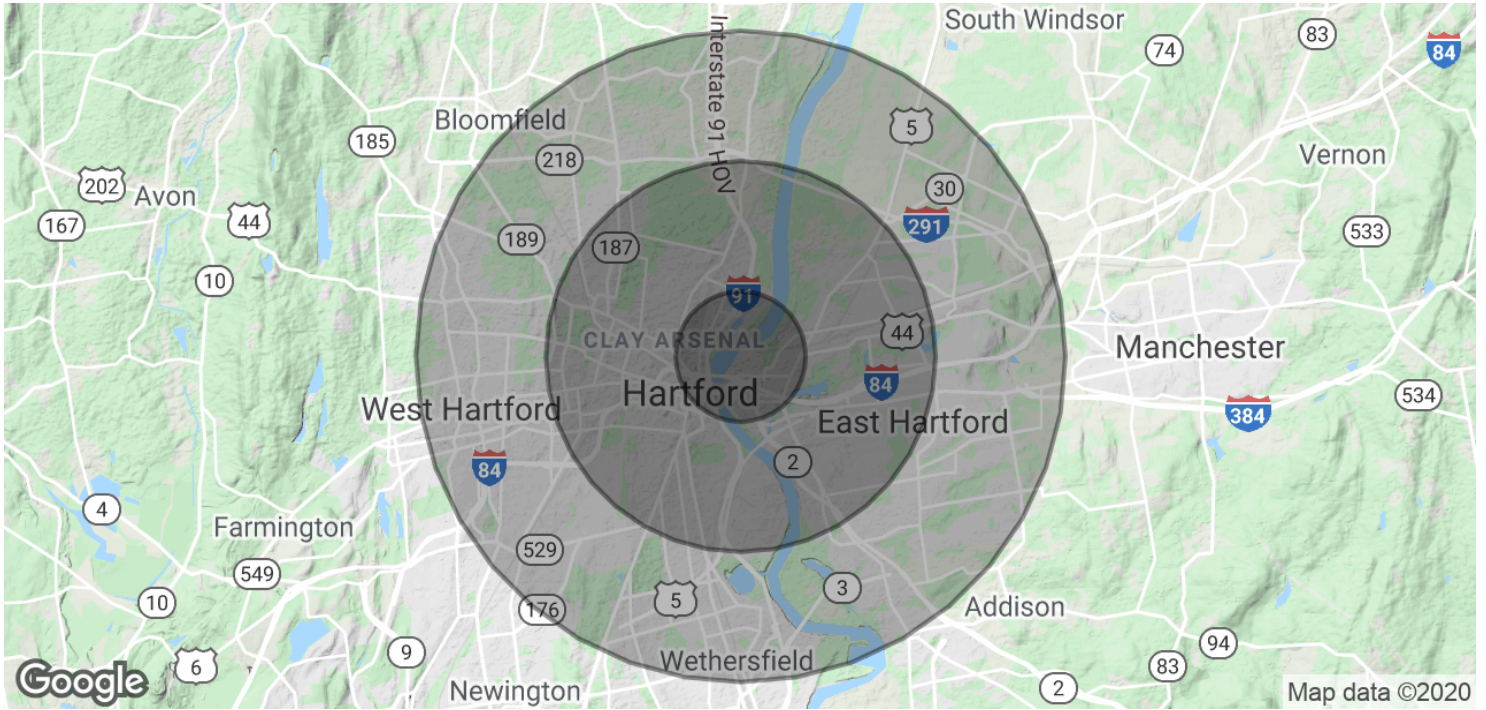
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,819	128,705	289,704
Average age	35.7	30.4	34.5
Average age (Male)	33.5	28.3	32.7
Average age (Female)	38.2	31.8	35.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,520	48,335	110,211
# of persons per HH	3.2	2.7	2.6
Average HH income	\$82,388	\$41,081	\$54,775
Average house value	\$205,605	\$197,663	\$225,579

* Demographic data derived from 2010 US Census

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