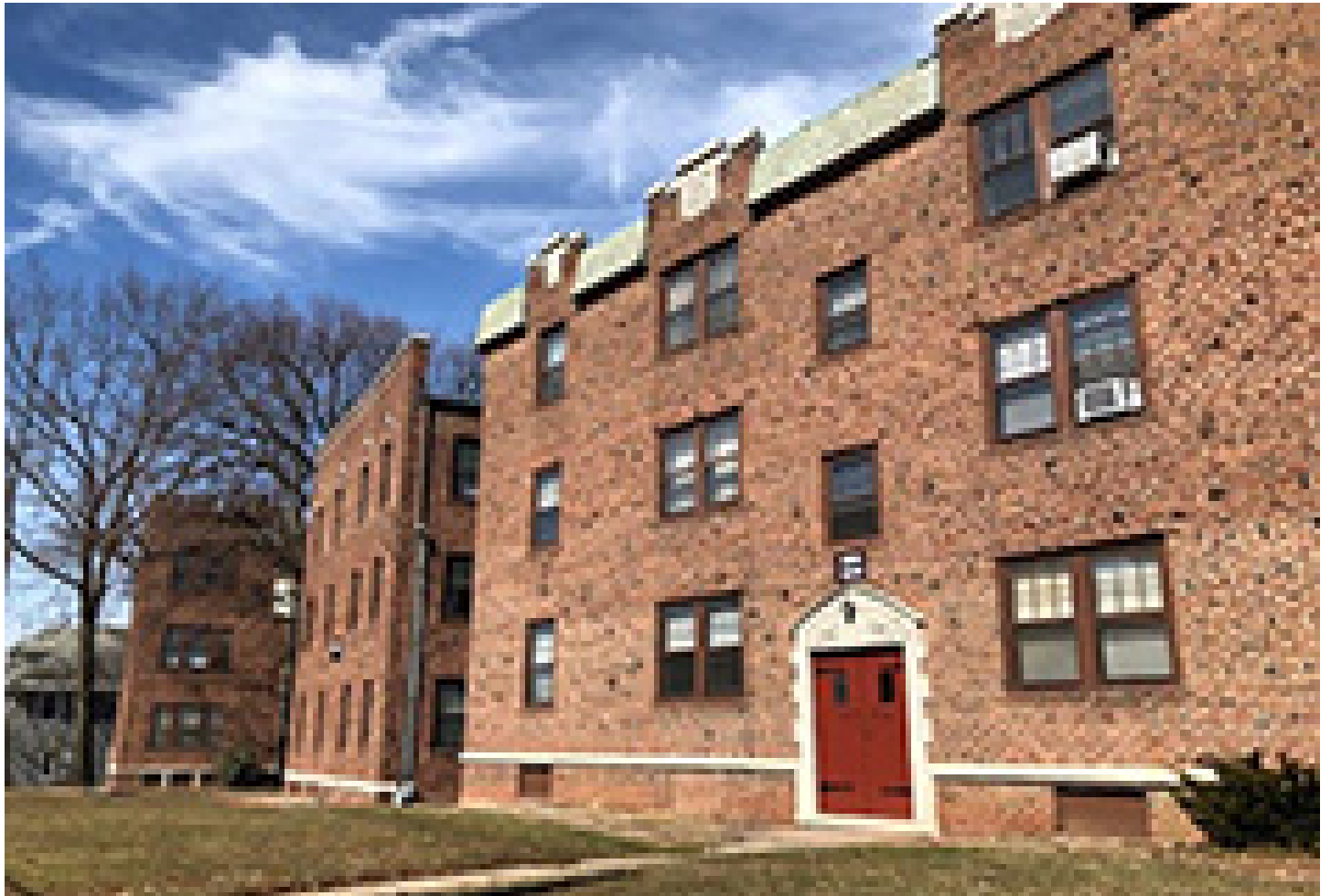




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Strickling and Dube of Sky Realty Group of Broder Commercial broker \$6.4 million sale

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West Hartford, CT Sandy Strickling and Anne-Marie Dube of Sky Realty Group of Broder Commercial brokers the sale of Clarendon Apartments, 39 apartment units, located n $\frac{3}{4}$ of a mile to West Hartford Center and Blue Back Sq.

NY investors acquired The Clarendon for \$6.4 million which equals \$164,103/unit. The property is comprised of three brick, Jacobean-style buildings consisting of 39 apartment units.

Strickling and Dube of Sky Realty Group represented both the buyer and the seller.

The three-story apartment complex offers 43,296 s/f consisting of 13 two-bedroom, 1 bath apartments, six one and half-bedroom apartments, with the $\frac{1}{2}$ room allowing for a small bedroom or

office space, and 20 one-bedroom apartments.

Each unit features high ceilings and hardwood floors, as well as fully renovated kitchens and bathrooms including cherry cabinets, porcelain tile and stainless steel appliances, all while maintaining the building's original charm. Additionally, every unit has a working, wood burning fireplace. Of the 39 apartments, 32 units have formal dining areas, 12 units have outdoor decks and 12 units have west-facing, outdoor screened decks.

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