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## Hines of Horvath & Tremblay handles \$1.485 million sale of 14 units

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100 Broad Street and 109 Grove Street - New Britain, CT

New Britain, CT Tim Hines of Horvath & Tremblay has arranged the sale of 14 units. Hines exclusively represented the seller to complete the transaction at a sale price of \$1.485 million.

The two adjacent investment properties are located at 100 Broad St. and 109 Grove St. The properties contain a total of 14 units, consisting of two retail suites, six two-bedroom/one-bathroom units and six three-bedroom/one-bathroom units with 16,372 s/f of gross living area in 25,036 s/f of total gross area. The two properties are situated on a combined 0.29-acres of land. 109 Grove St.

offers parking in the rear of the building which is also accessible for 100 Broad St. Each unit is separately metered for electricity and gas (heat and hot water), which the tenants pay directly. The landlord is solely responsible for water and sewer. The location of the properties offer access to I-84, Rte. 9 and Rte. 72. CT Transit bus transportation is available on Broad and Washington Sts. Walkable amenities include Save-A-Lot Supermarket, Walgreens, the YMCA and CT Fastrak's New Britain Station, which opened in 2015 and serves as a central hub for local and express bus services throughout the region.

Additionally, the properties are located less than 2.5-miles from Central Connecticut State University and 12-miles from downtown Hartford.

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