

179 Hart Street New Britain

Walk to Walnut Hill Park!

PROPERTY DETAILS



Listing Price: **\$159,900**

Listing Address: 179 Hart Street

New Britain CT 06053

Bedrooms: 6

Full Baths: 3

Partial Baths: 0

SQ FT: 2453

Lot Size: .19 acres

Style: 3 Up/Down

Heat Source: See Notes

Schools: Vance/New Britain

QR Code:

On a SmartPhone?
Scan the QR code
to see this listing



PROPERTY DESCRIPTION

This 3-family sold for 99% of the asking price, closing on July 22, 2010. Positive Cash Flow! Excellent location for this 3-family makes for good occupancy! Walk to Walnut Hill Park, shopping & hospital, with Vance Elementary School nearby. Updates include many newer windows, newer roof & hot water heaters plus 4 new electrical panels (3 units plus owner's panel). Tenants pay all utilities (landlord pays for cold water). For heating systems, there is gas warm air on the first floor, gas-on-gas oven/range on second and electric baseboard in the smaller 3rd floor unit. Rents are \$750, \$750 and \$600 with the lower floors under 1-year leases and the attic apartment rented on a month-to-month basis. There is a large, level backyard with a 2-car garage. Front and back porches add to the recreation space for tenants.

Note that Walnut Hill Park offers an extensive playground, walking loop, tennis courts and a band shell for summer concerts. In this neighborhood, rentals of 2-bedroom units can be as high as \$950 per unit.

CONTACT INFORMATION



Brent Bell, CRS, e-Pro
RE/MAX Premier Realtors
brentsellscthouses.com
75 Brace Rd
West Hartford CT 06107
860-614-8927
866-835-5651
brent@remax-premier-ct.com





Equal Housing Opportunity

Property information deemed reliable but not guaranteed and should be verified.

Copyright © 2003-2012 Real Pro Systems LLC. All rights reserved.