



COMMERCIAL

New Haven * Milford * Woodbridge * Branford

**FOR SALE: \$950,000
OR LEASE: \$14 / SF NNN**

224 North Main St, Bristol, CT 06010

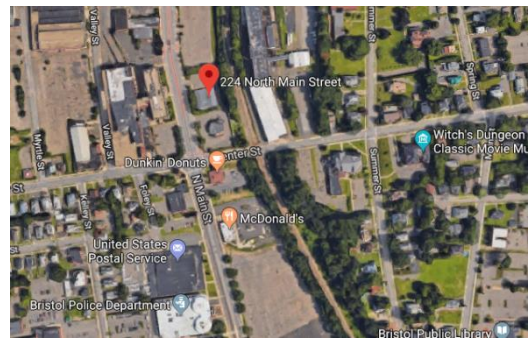
**6,224 SF Fully Equipped
RESTAURANT / DELI**



**FOR SALE: \$950,000
OR
LEASE: \$10 / SF NNN**

**6,224 SF Restaurant/Deli
High Visibility Location
Next To New Bristol Hospital**

- 6,224 SF Restaurant/Deli
- Fully Equipped
- Move in Condition
- Incredibly successful
- Near Dunkin & McDonalds, Police Station, Town Hall
- Possible Owner Financing
- Next to New Bristol Hospital





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Property Information

Total Building SF	6,224 SF
Available SF	6,224 SF
Year Built	1985
Ceiling Height	16' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	TBD
Loading Dock	0
Overhead Door	1
Construction	Brick/Masonry
HVAC	Forced Air/Central AC
Electric Service	Yes
Gas	Yes
Column Spacing	N/A
# of Floors	1
Land Area	0.68 A
Parking	Attached Lot
Bathrooms	1
Frontage	180' +/-
Zoning	BD-1
Assessment	\$433,090
Environmental	TBD
Mill Rate	36.88
Taxes	\$15,972.36

224 N. Main Street, Bristol, CT 06010

Comments: Fully Equipped and very successful Restaurant /Deli. 6,224 SF on .68 Acres. Did I say fully equipped and ready to go!!!

Downtown location. near city hall, fire department, police department, post office, and new Bristol Hospital. Motivated Seller – Possible Seller financing.

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