



HOULIHAN LAWRENCE  
WARECK D'OSTILIO

New Haven \* Milford \* Woodbridge \* Branford \* Old Saybrook

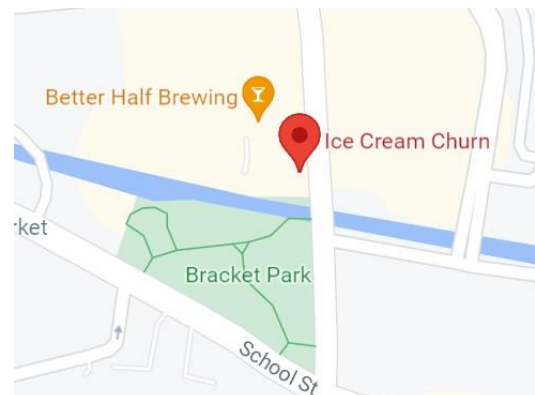
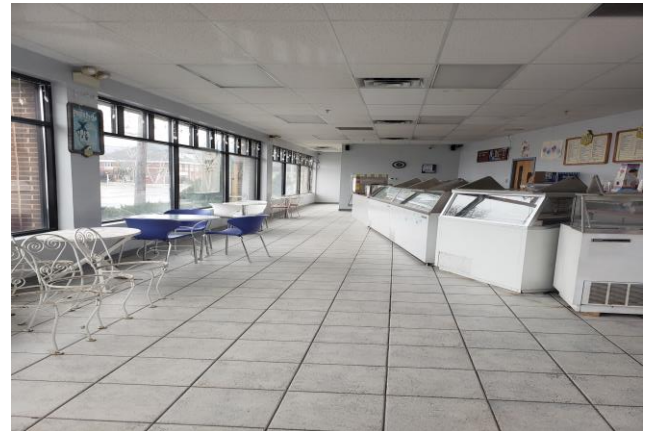
**AVAILABLE FOR LEASE**  
**Former Churn Ice Cream Shop**  
**Ideal for Ice Cream Shop, Nail Salon, Deli and more!**  
**45 N MAIN ST, BRISTOL, CT 06010**



**Located next to Bracket Park  
and Better Half Brewery**

**1,600 SF  
\$15/SF NNN**

- **Former Churn Ice Cream Shop location**
- **Potential Deli, Nail Salon, Barber Shop,**
- **Highly visible, across street from McDonalds, next to Better Half Brewery**





### Property Information

Total Building SF	12,297
Available SF	1,600
Year Built	1995
Ceiling Height	12'
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	N/A
Loading Dock	N/A
Overhead Door	N/A
Construction	Brick/Masonry
HVAC	Forced Air/Central
Electric Service	TBD
Gas	TBD
Column Spacing	N/A
# of Floors	2
Parking	Paved Lot Off Street parking
Bathrooms	Average
Frontage	112' +/-
Zoning	BD-1
Acreage	3 acres
Mil Rate	38.35
Taxes	\$96,795
Taxes / SF	\$2.17

### 45 N. Main St, Bristol, CT

**Comments:**

Highly Visible Retail location available for lease. 1,600 SF for \$15/SF NNN in the heart of Bristol on well traveled North Main St., across the street from the new Bristol Hospital, and next to Bracket Park and Better Half Brewery and Pub.

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