



COMMERCIAL

New Haven * Milford * Woodbridge * Branford

**SALE OR LEASE
RETAIL / OFFICE / MEDICAL
WILL SUBDIVIDE**

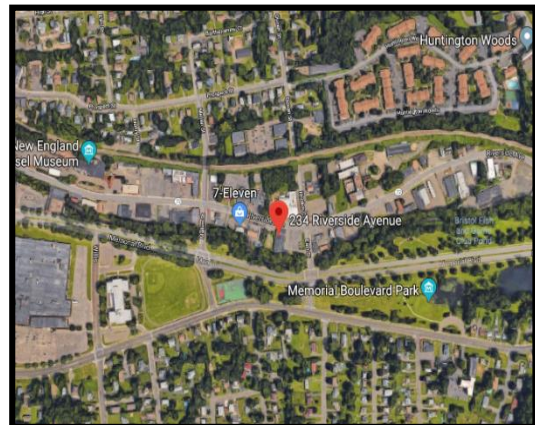
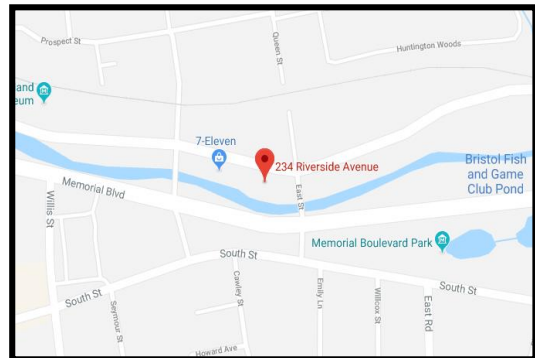
234 Riverside Ave, Bristol, CT 06010



**FOR SALE: \$600,000
OR LEASE: \$6.00 / SF NNN**

**COLD STORAGE
9,926 SF Former Billiard Hall /
Auto Dealership
Great Visibility on Riverside Ave
Will Subdivide**

- 9,926 SF building on 1.52 acres
- Ideal for Raw Storage
- 900 – 2,350 – 2,600 – 3,620 SF Units, each w/ Overhead Doors
- Plenty of Parking
- Possible Owner Financing
- Near new Bristol Hospital
- Possible Medical Use, Contractor, Storage





Property Information

Total Building SF	9,926 SF
Available SF	9,926 SF
Year Built	1920
Ceiling Height	12' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	Yes - Fully Sprinklered
Loading Dock	0
Overhead Door	1
Construction	Masonry
HVAC	Heat/AC Split
Electric Service	Yes
Gas	Oil
Column Spacing	N/A
# of Floors	1
Parking	Attached Lot
Bathrooms	Unknown
Frontage	200' +/-
Zoning	BHC
Assessment	\$403,060
Environmental	TBD
Mill Rate	36.88
Taxes	\$14,864.85

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Comments:

9,926 SF on 1.52 acres available for Cold Storage, Warehouse, Contractors. Located near the new Bristol Hospital with plenty of parking and several Overhead Doors. Great visibility from Riverside Ave. POSSIBLE OWNER FINANCING! Several different sized units available for Lease.

Ideal for Raw Storage and sub-dividable for LEASE into 900, 2,350, 2,600 and 3,620 SF Units, each with Overhead Doors.

Ken Ginsberg
 Broker
 (203) 376-6266
ken@kngrealty.com



174 Cherry Street
Milford CT 06460
(203) 701-4848

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