



COMMERCIAL

New Haven * Milford * Woodbridge * Branford

INVESTMENT PROPERTY

FOR SALE: \$950,000

224 North Main St, Bristol, CT 06010

6,224 SF FULLY LEASED RETAIL BUILDING

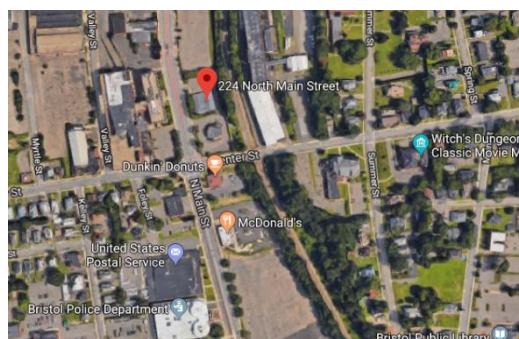
New 10 year Lease – National Tenant



FOR SALE: \$950,000

**6,224 SF Building
High Visibility Location**

- 6,224 SF Building on 0.68 Acres
- NEW 10 Year Lease
- Excellent Investment Opportunity
- Near Dunkin & McDonalds, Police Station, Town Hall
- Privately owned National Retailer



Real Living Wareck D'Ostilio

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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:

Excellent Investment Opportunity!
 6,224 SF Building on .68 Acres, Fully Leased with a
 Brand new 10 Year Lease..
 Downtown location.
 Financing Available.

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