

FOR SALE

> > > INVESTMENT OPPORTUNITY < < <
16 COMMERCIAL CONDO PACKAGE DEAL



696 Amity Rd., Bethany, CT 06524

FOR SALE

~~\$600,000~~

\$575,000

- ≈ 16 Commercial Condo's - *all fully leased*
 - Units B1, B3-B5 are in front building
 - Units BL1+2, GL1-GL6, UL3-UL6 are in the rear building (entire building)
- ≈ Assorted sizes 705sf to 1,160sf
- ≈ Well / Septic; Propane heat.
- ≈ 8,800 Average daily traffic count
- ≈ 308' Road frontage
- ≈ Assessment total \$342,390; Taxes \$12,518

Heather Gianacoplos

PEQUOT COMMERCIAL

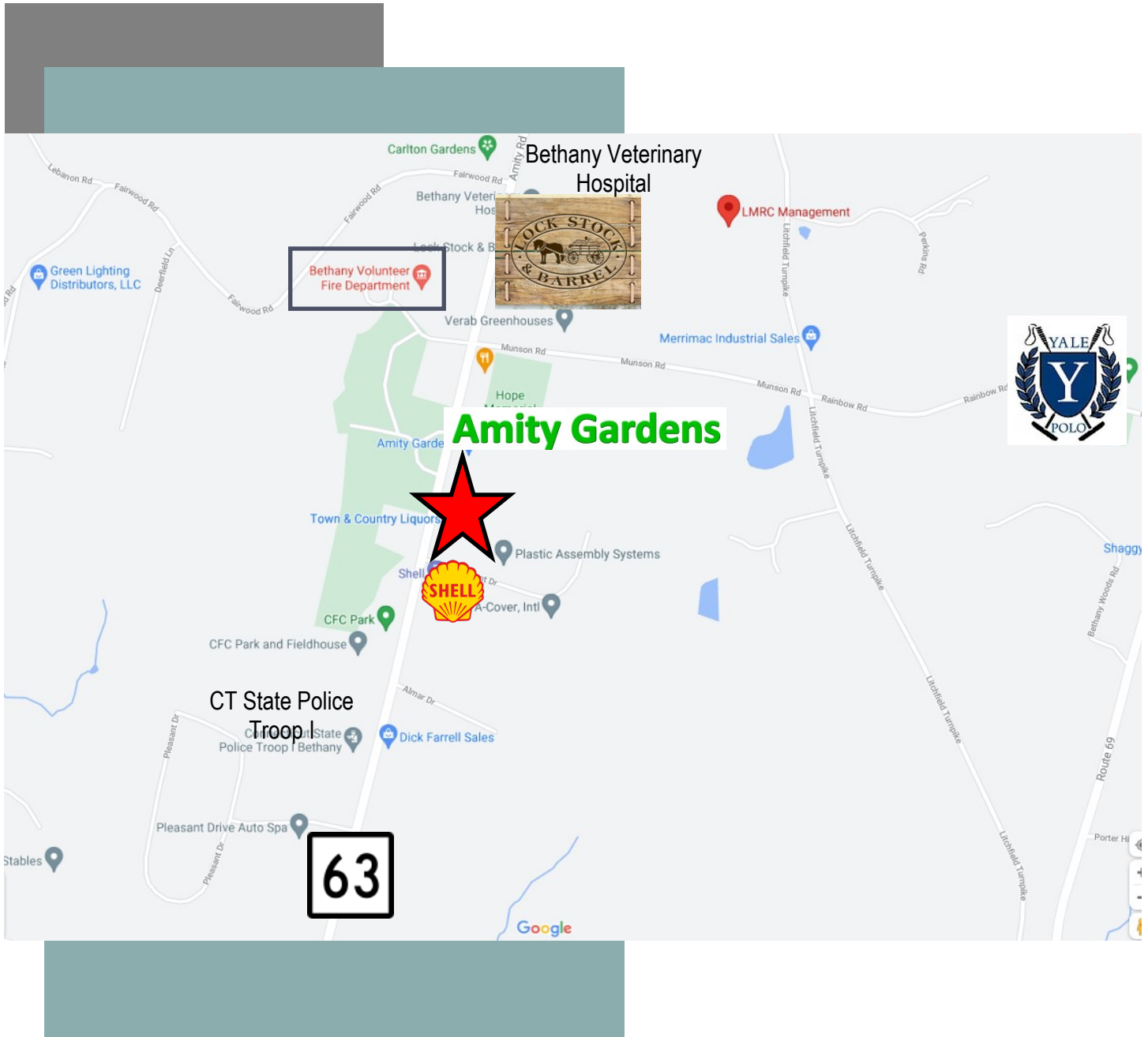
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Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	10,474	50,794	482,858
Total Households	3,995	19,422	192,909
Household Income \$0—\$30,000	11.46%	13.12%	23.84%
\$30,001-\$60,000	17.43%	16.38%	21.70%
\$60,001-\$100,000	17.12%	22.74%	22.17%
\$100,001+	53.99%	47.74%	32.30%

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