

FOR SALE OR LEASE

MATTHEWS COMMERCIAL PROPERTIES

258 Middle St., Bristol, CT 06010
Owner Occupancy Opportunity!



PROPERTY FEATURES:

- 3,426 SF +/- Freestanding Office Building Available For Sale
- 900 SF +/- Unit Available For Lease
- Excellent location on Rt- 229 with high visibility
- Average Daily Traffic- 23,700 vehicles
- Income Producing Property: Long-term month-to-month tenants-
 - 1st Floor Accounting Office- \$1,050 Per Month
 - Full Basement Recording Studio- \$600 Per Month

LEASE RATE:

- 900 SF +/-
 - \$1,050 Per Month Gross Plus Utilities

SALES PRICE:

- \$350,000

Contact:

NOAH MATTHEWS

Office: 203-753-5800

Cell 203-721-3337

matthewsnoah@gmail.com

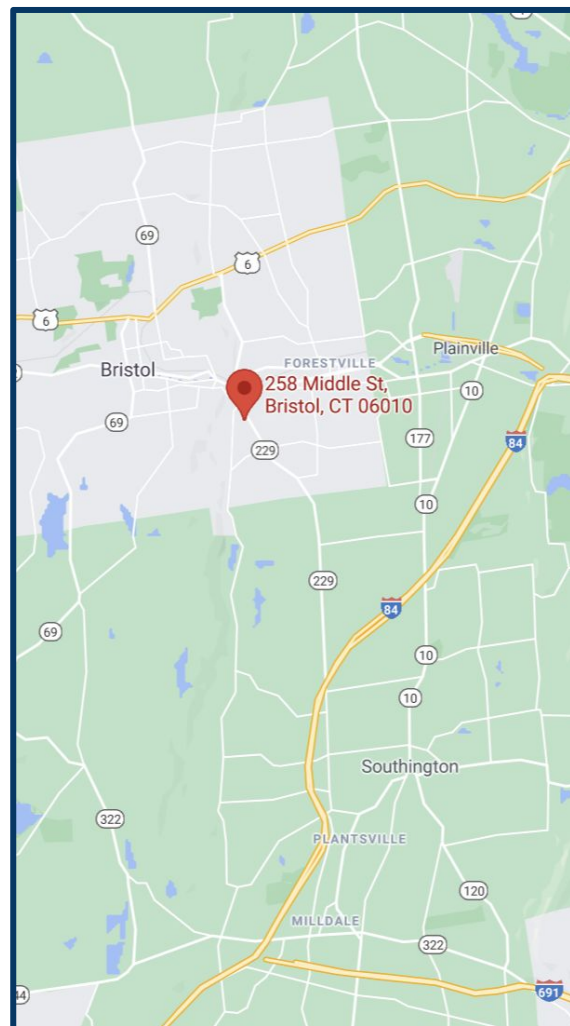
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PROPERTY DETAILS:

Total Available SF	3,426 SF +/-
Size- Acres	0.4
Annual Taxes	\$6,837.20
Current Gross Annual Income	\$19,800
Projected Gross Annual Income	\$32,400
Exterior Construction	Board & Batten/ Stucco on Wood
Interior Construction	Drywall/ Sheetrock
Roof	Gable/ Asphalt Shingle
Year Built	1976
Heat Source/ Type	Propane Gas- Forced Air
A/C	Central
Sewer	City
Water	City
Electric	Eversource
Zoning	BG
Distance to I-84	3.9 Miles
Distance to RT-6	2 Miles



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819 Straits Tpke, Suite 3B

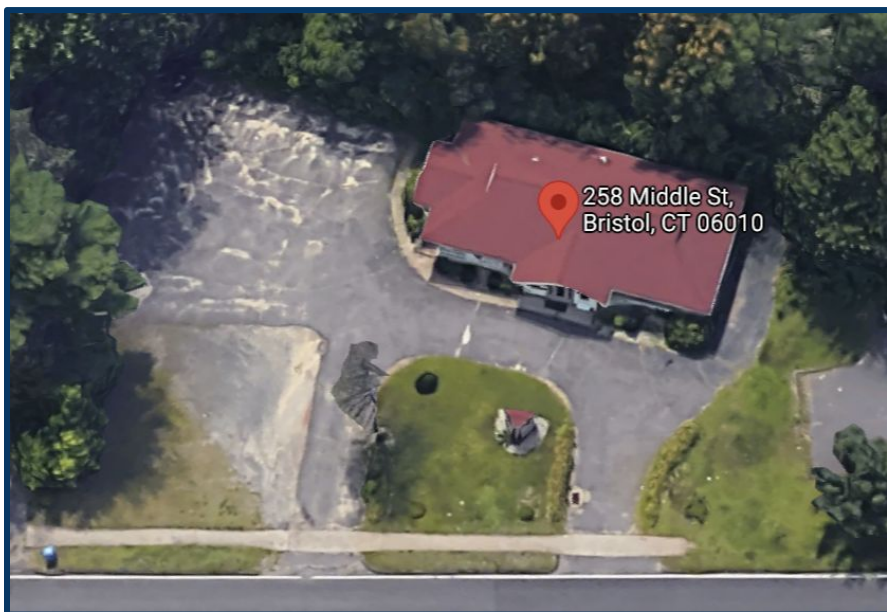
Middlebury, CT 06762

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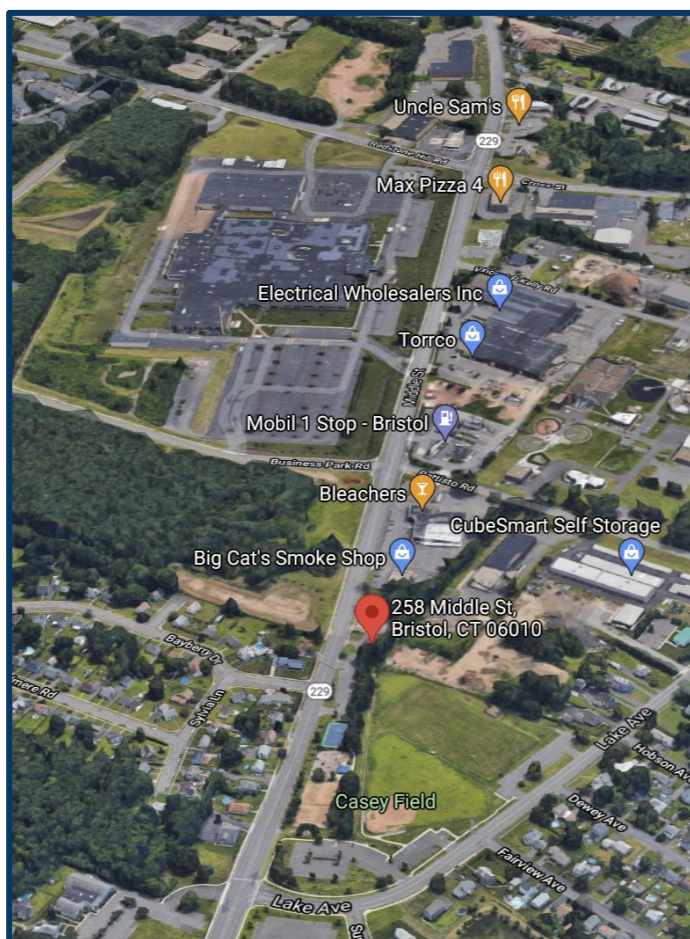
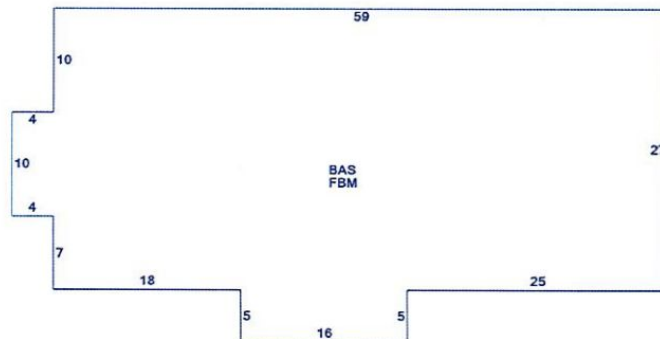
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Building Layout



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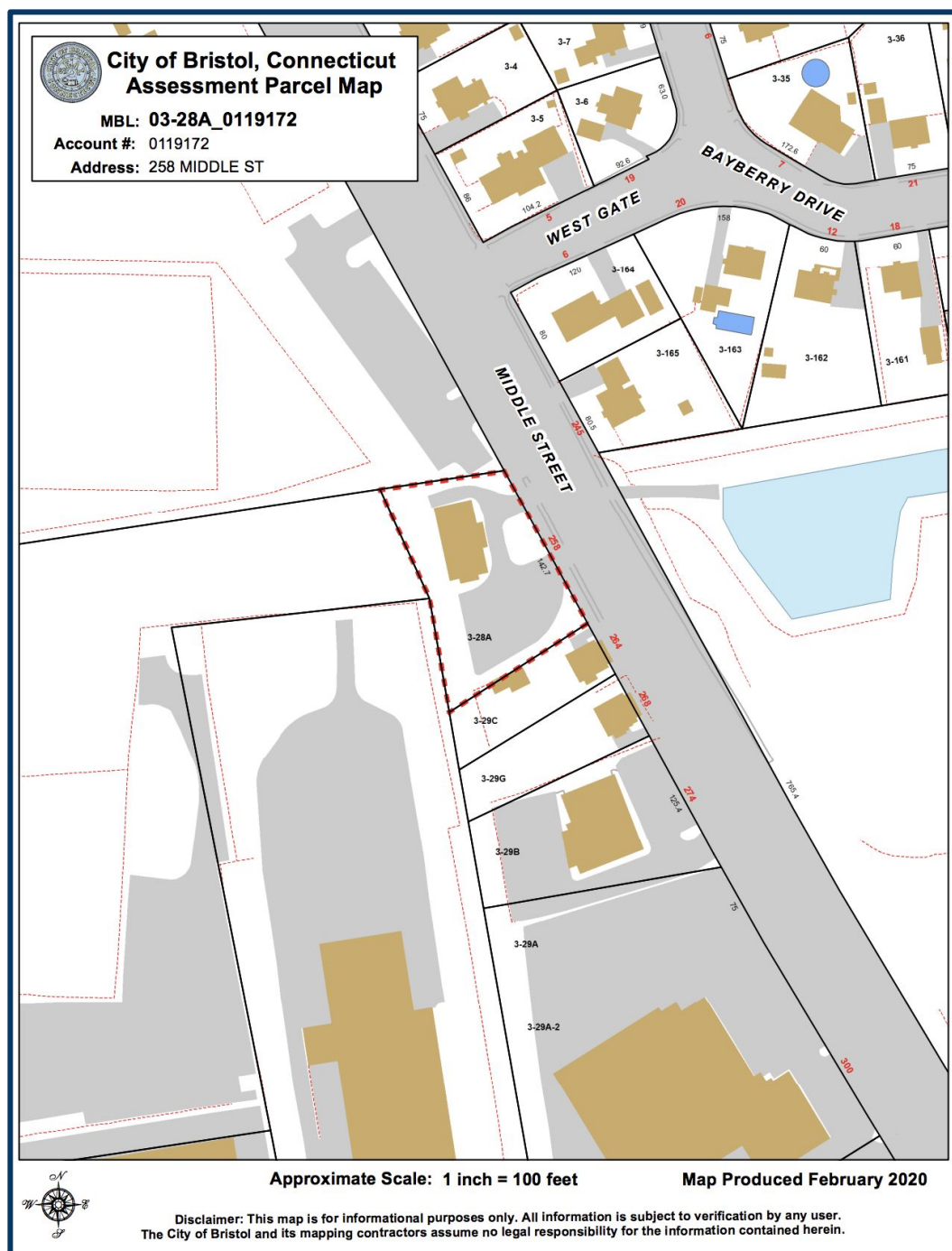
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