

FOR SALE

182 Pine St., Bristol, CT

MATTHEWS COMMERCIAL PROPERTIES



PROPERTY DESCRIPTION

182 Pine St., Bristol, CT is a fully leased two-unit retail investment secured by new long-term leases with established local tenants. The property generates stable, predictable cash flow supported by strong annual rent escalations.

Both tenants pay all utilities and all day-to-day operating expenses, including garbage removal, landscaping, and snow plowing. The landlord's only obligations are real estate taxes and property insurance. With one new 10-year lease and one new 5-year lease, plus multiple renewal options, the asset offers dependable income and long-term stability.

This turn-key investment provides investors with predictable income and a straightforward operating structure.

SALE PRICE

\$439,000

9.25% Cap Rate

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INVESTMENT HIGHLIGHTS

- Fully leased 2-unit retail investment
- New 10-year and 5-year leases
- Tenants pay all utilities and all day-to-day operating expenses
- Minimal landlord responsibilities (taxes + insurance only)
- Strong annual rent escalations
- NOI: \$40,600
- Asking Price: \$439,000 (9.25% Cap Rate)
- Turn-key, low-maintenance investment

FINANCIAL SUMMARY

- Sale Price: \$439,000
- Gross Income: \$52,800
- Expenses:
 - Taxes: \$9,300
 - Insurance: \$2,900
 - Total: \$12,200
- NOI: \$40,600
- Cap Rate: 9.25%

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TENANT SUMMARY

Empire Pizza & Grill

- Unit Size: ±1,650 SF
- Lease Term: 02/01/2025 – 01/31/2035 (10 years)
- Options: One (1) 5-year renewal option
- Starting Rent: \$3,000/month
- Increases: \$50 annual increase
- Utilities: Tenant pays all utilities
- Occupancy Duration: 1 year

Mom & Pops Smoke Shop

- Unit Size: ±1,000 SF
- Lease Term: 02/13/2026 – 02/12/2031 (5 years)
- Options: Two (2) 5-year renewal options
- Starting Rent: \$1,400/month
- Increases: 3% annually
- Utilities: Tenant pays all utilities
- Occupancy Duration: 2 years

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OPERATING STRUCTURE

- Landlord Pays: Real estate taxes and property insurance
 - Taxes: \$8,800/year
 - Insurance: \$2,900/year
- Tenant-Handled Expenses:
 - Empire Pizza & Grill is responsible for garbage service for both units
 - Mom & Pops Smoke Shop is responsible for landscaping and snow removal

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BUILDING

- Total SF: ±2,640 SF
- Exterior Construction: Concrete Block
- Interior Construction: Drywall / Sheetrock / Carpet / Laminate Flooring / Suspended Ceiling
- Year Built: 1950
- Roof: 2014 Rubber Membrane / Flat / T&G Decking

PROPERTY

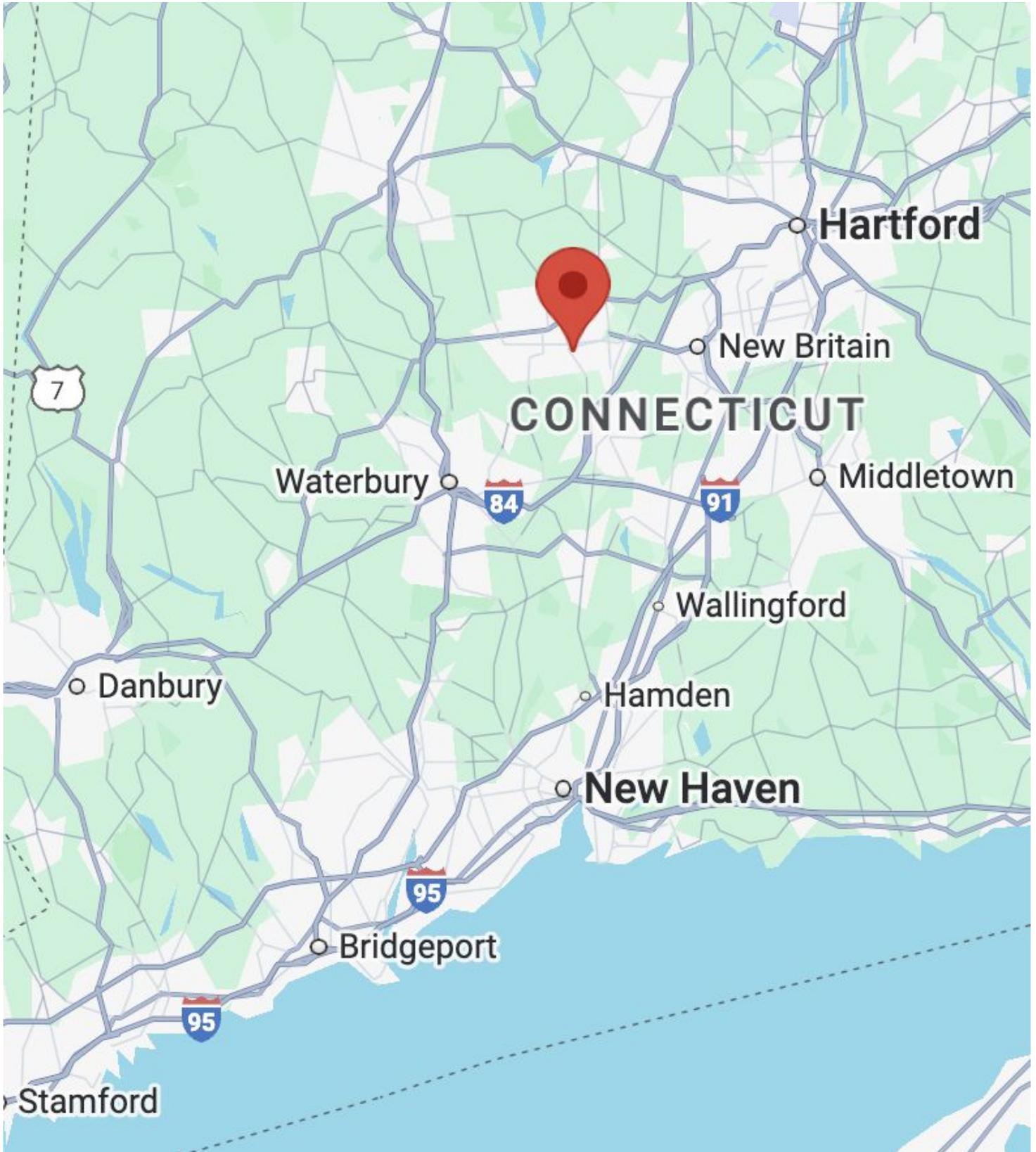
- Lot Size: 0.30 acres
- Corner Location: High visibility with ADT of 23,800
- Distance to I-84 & Rt-6: 4.2 miles & 1.9 miles
- Annual Taxes: \$9,286.99
- Taxes PSF: \$3.52
- Parking: Private lot
- Zoning: BN – Neighborhood Business Zone

MECHANICALS & UTILITIES

- Heat Source / Type: Gas – Forced Air
- Air Conditioning: Unit AC
- Electric: Eversource

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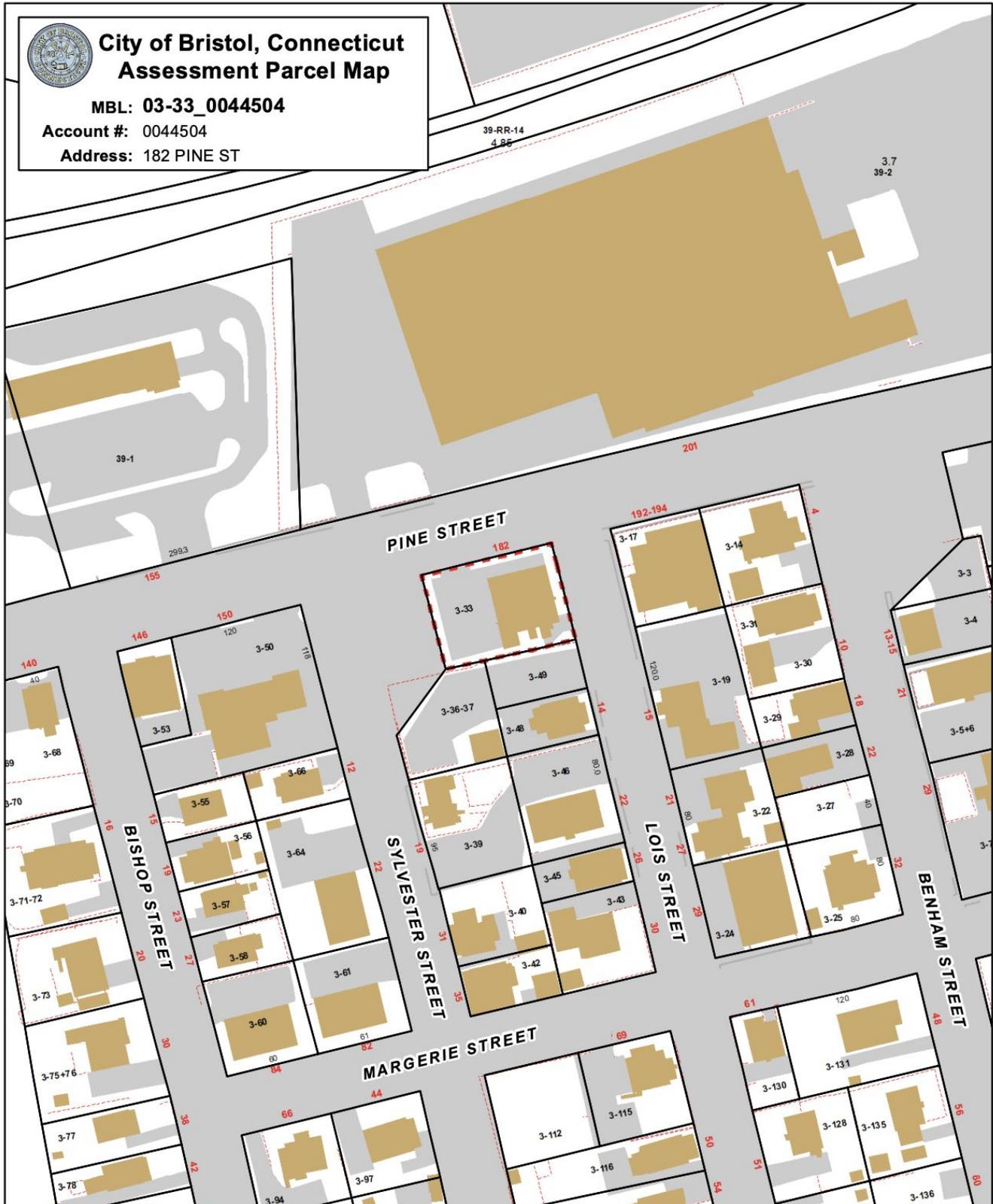
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Approximate Scale: 1 inch = 100 feet

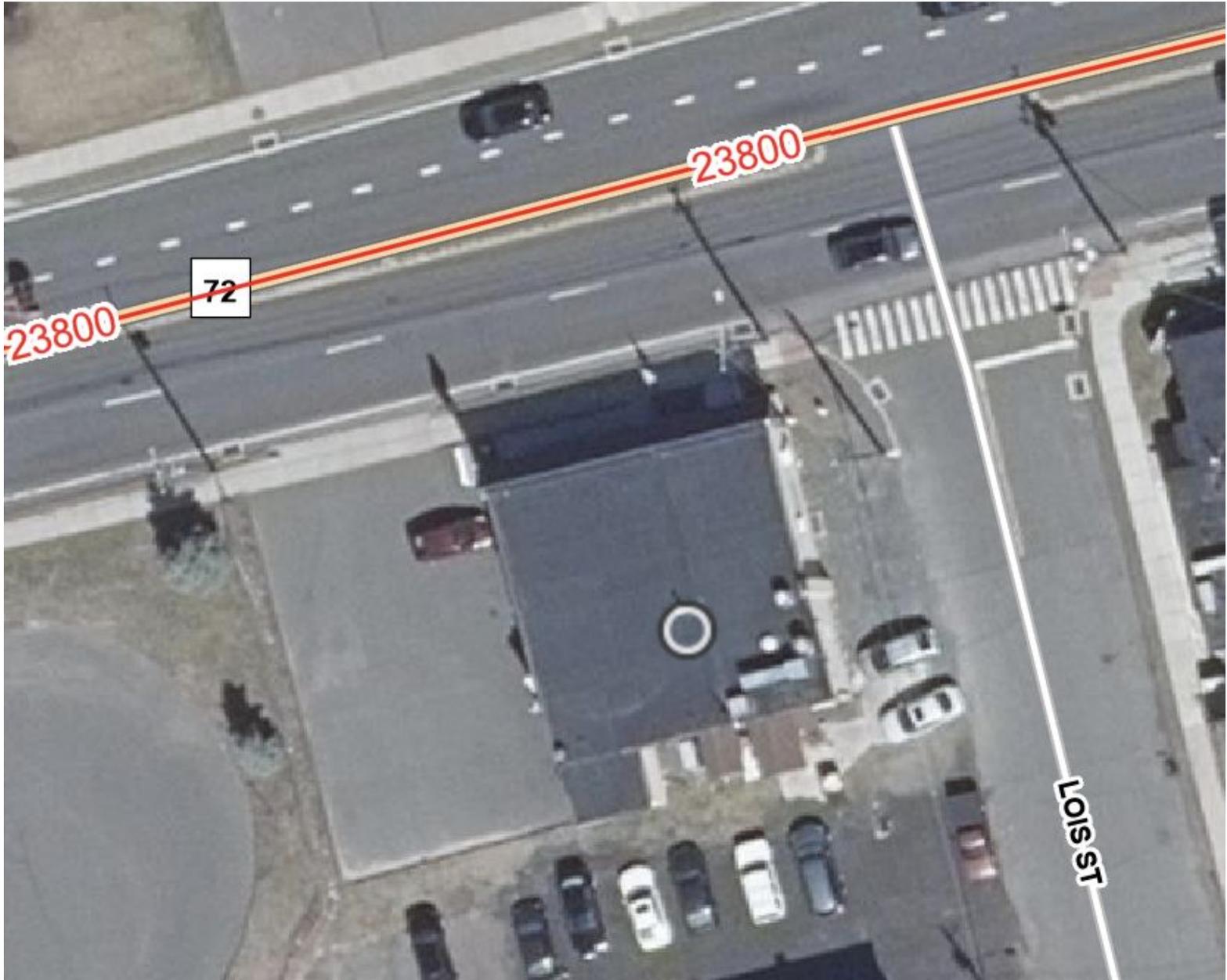
Map Produced May 2025



Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The City of Bristol and its mapping contractors assume no legal responsibility for the information contained herein.

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