



COMMERCIAL

New Haven * Milford * Woodbridge * Branford * Old Saybrook

Entire Brewery/Restaurant

Fully Equipped w/ ALL Necessary Equipment

Turn-Key Operation!

AVAILABLE FOR LEASE

BETTER HALF BREWING

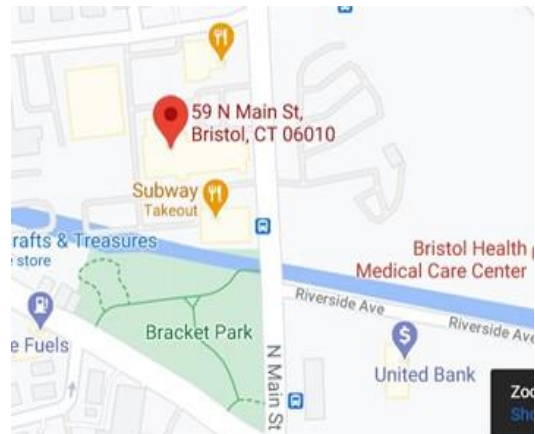
59 N MAIN ST, BRISTOL, CT 06010



**Incredible Opportunity!
Move in condition!
Turn key operation
Complete with all Equipment**

**8,875 SF
\$15 SF NNN
(NNN = \$4.69/SF)**

- About \$500K spent in TI Brewery and Pub for lease
- Former CVS location
- Complete w/ Full Kitchen, Barrels, Fermentation Vessels, Bright Tanks
- Highly visible, across street from McDonalds, next to Town Hall





Property Information

Total Building SF	42,000
Available SF	8,875
Year Built	1992
Ceiling Height	20'
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	Yes
Loading Dock	N/A
Overhead Door	N/A
Construction	Brick/Masonry
HVAC	Forced Air/Central
Electric Service	TBD
Gas	Yes
Column Spacing	N/A
# of Floors	1
Parking	Paved Lot Off Street parking
Bathrooms	Average
Frontage	193' +/-
Zoning	BD-1
Acreage	3 acres
Mil Rate	38.35
Taxes	\$96,795
Taxes / SF	\$2.30

59 N. Main St, Bristol, CT

Comments:

The Brewery/Restaurant are fully equipped with ALL necessary equipment and is turn-key operation. Incredible Business Opportunity to move right in to a well-established local on site Brewery & Pub. Take over the \$500K tenant improvement with no capital contribution. Just sign a new 10 year lease for \$15/SF NNN (\$4.69/SF), it is located next to Town Hall on busy Main Street.

For a complete view of the property, click the link below.

[Powerpoint presentation of Better Half Brewery](#)

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