

TURNKEY AUTO REPAIR & USED CAR SALES
3 BAYS WITH LIFTS + SHOP / STORAGE
SIGNALIZED CORNER WITH USE VARIANCE IN PLACE



AUTO SALES & REPAIR FACILITY FOR SALE

The Former "Automotive Connection"

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PROPERTY DESCRIPTION

Rare opportunity to acquire a well-equipped automotive repair and used vehicle sales facility at a signalized four-way intersection in New Britain, CT. Operating as Automotive Connection for approximately 30 years, this property offers a transferable-use variance, three service bays with lifts, 22 striped parking spaces, and a prominent illuminated pylon sign — all with over 12,000 vehicles passing daily.

The 2,142 SF masonry building features three front bays with 12' x 10' roll-up doors, a rear shop area with an 8' x 10' roll-up door, finished concrete floors, 14-foot wall height, central heat, a waste oil heater, and an air-conditioned office/reception area. Three hydraulic lifts are included in the sale. The approximately 12,000 SF asphalt lot — repaved roughly five years ago — and four curb-cuts provide outstanding vehicle display capacity and customer access.

*Per the New Britain Zoning Office ZEO, a buyer who intends to continue the same auto repair and used vehicle sales uses will not be required to apply for a new variance, provided there is no change or interruption in use between seller and buyer.

OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	0.49 Acres
Building Size:	2,142 SF
Paving:	12,000sf +/-
Parking:	22 striped spaces
Curb Cuts:	4
Construction:	Masonry (block/concrete)
Zone:	T - with use variance in place
Building Use:	Auto Repair / Used Car Sales

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	515	1,689	6,955
Total Population	1,189	3,979	16,937
Average HH Income	\$82,300	\$82,311	\$71,763

PROPERTY HIGHLIGHTS

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- Signalized 4-way intersection
- 12,000+ vehicles/day on average
- Use variance in place
(*No use reapplication required, per ZEO.)
- 3 lifts included:
Two, 9,000 lb. + One, 12,000 lb. capacity
- Three front bays for service (12'x10' doors)
- One rear bay for shop/storage (8'x10' door)
- 22 striped parking spaces
- 12,000 SF +/- asphalt lot (approx. 5 yrs old)
- Large illuminated pylon sign at entrance
- 4 curb-cuts for excellent ingress/egress
- Waste oil heater + central heat throughout
- A/C office/reception area
- Tools & fixtures included
(full inventory on request)



