

SALE

2 EAST LAKE STREET

Winsted, CT 06098



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents a rare opportunity to purchase 2 East Lake Street located in the highly desired Highland Lake Business Zone. This property is 5,220 square foot with 3 overhead doors located conveniently across from Resha Beach at Highland Lake. This location is ideal for retail, restaurant, brewery, or any other retail use.

PROPERTY HIGHLIGHTS

- Modern showroom area
- Offices with built-in custom cabinets, granite countertops.
- Large workspace with three overhead doors.
- Heavy duty electrical

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	0.47 Acres
Building Size:	5,220 SF
Zoning:	Highland Lake Business

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	173	578	1,869
Total Population	389	1,278	3,963
Average HH Income	\$83,111	\$82,597	\$83,831

Gary Giordano
860 485 2079



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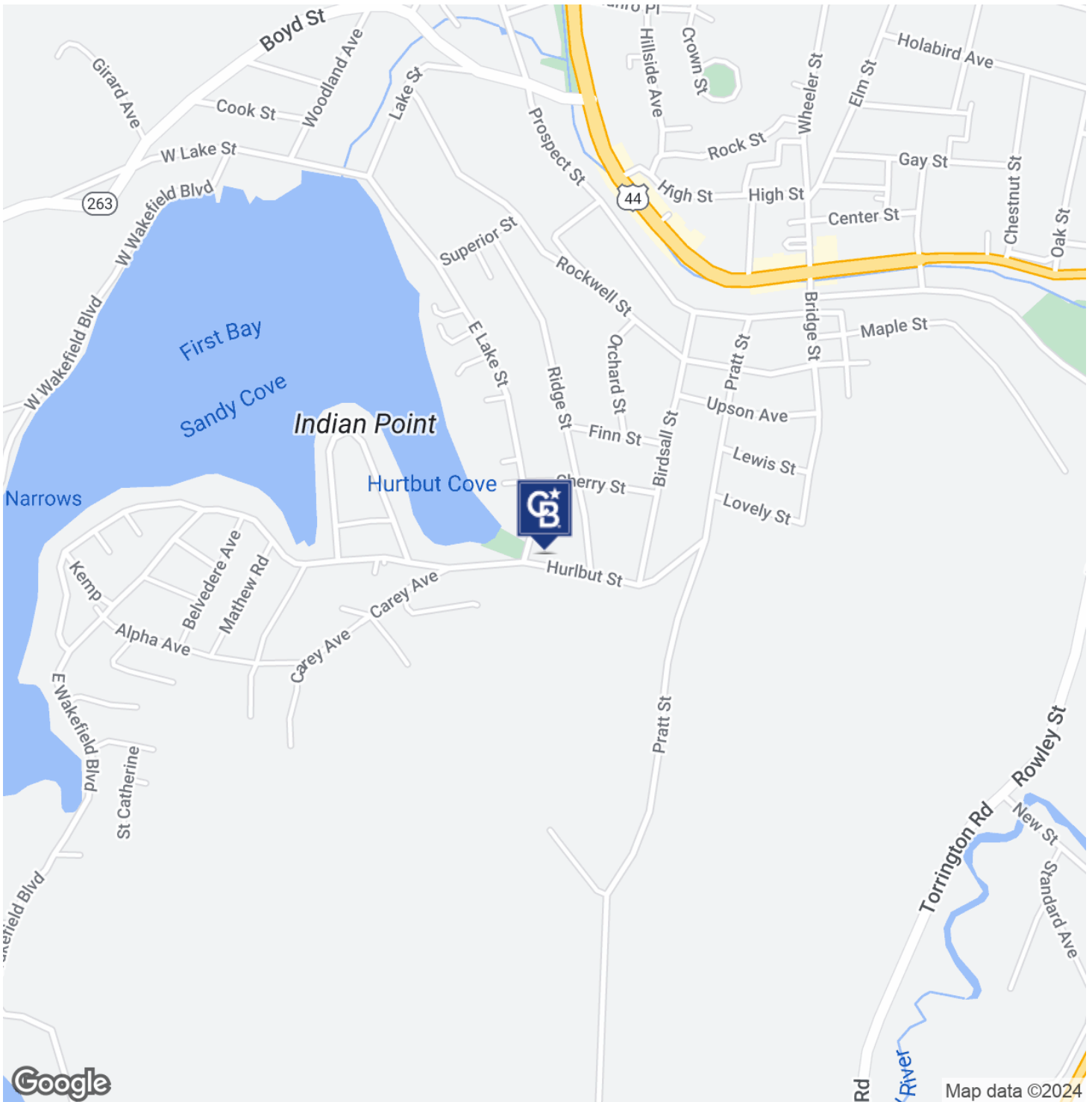
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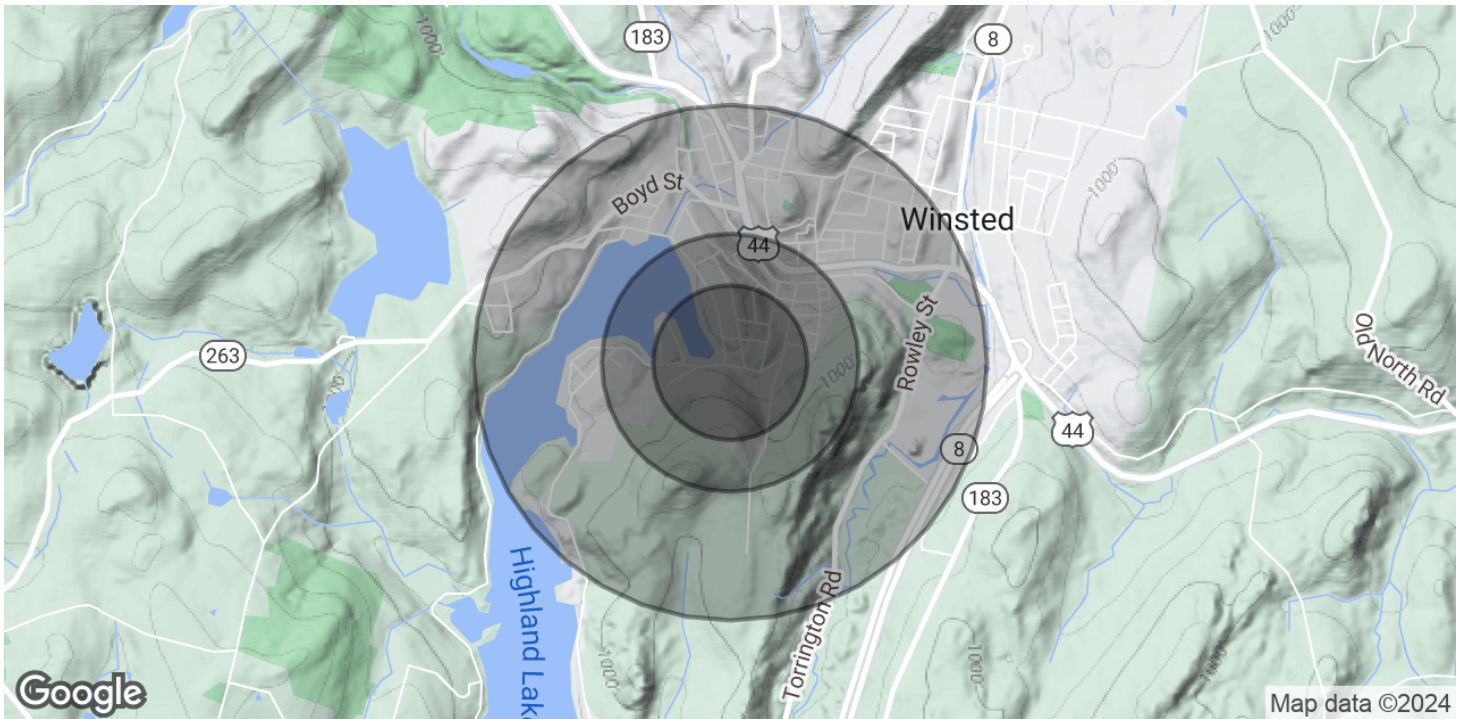
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	389	1,278	3,963
Average Age	45	45	45
Average Age (Male)	44	45	45
Average Age (Female)	45	45	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	173	578	1,869
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$83,111	\$82,597	\$83,831
Average House Value	\$340,043	\$335,207	\$325,963

Demographics data derived from AlphaMap

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