



Greg Frey
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Listing

[395 West Avon Road, Avon, CT 06001](#)

Status: **Active**

County: **Hartford**

MLS#: **170344468**

Commercial For Lease

Sub Property Type(s): **Retail**

List Price: **\$17.00**

Lease Price Desc.: Per SqFt/Per Year

Last Update: **06/29/2021** Orig. List Price: **\$17.00**

Days On Market: **367**



Walkscore is: - - 45

Car-Dependent - A few amenities within walking distance.

Description of the Property Containing the Space For Lease

Location:	Other	In Flood Zone:	Fronts On: State Road
Acres:	2.71		Elevation Certificate:
Zoning:	Retail		Conforming Use:
Year Built:	1978	Number of Units:	Number of Tenants:

Description of the Space For Lease

Present Use:	Potential Use:		
Stories:	Ceiling Height:	Restrooms:	Overhead Doors: Loading Docks:

Features

Lot Description:	
Construction:	Frame
Foundation:	Concrete
Roof:	Asphalt Shingle

Flooring:

Handicap Features:

Commercial Features:

Exterior Features:

Avail. Documents: **None**

Utility Information

Available Utilities:	Electric, Gas, Telephone, Cable	Electrical Amperage:	Electrical Phases:	# of Electrical Services:
Electrical Voltage:				
Heat Type:	Hot Air, Fueled By: Natural Gas			
Cooling:	Central Air			
Water & Sewer Service:	Public Water Connected	Sewage System: Public Sewer Connected		

Parking Information

Covered Spaces:	Uncovered Spaces:	Total Spaces:
Parking Spaces Per 1000 Sq. Ft.	Parking Description: Parking Lot	

Square Foot Information

Total Square Feet:	2,700	Square Foot Source: Owner	Space is Subdividable
Industrial Square Feet:		Office Square Feet:	Residential Square Feet:
Retail Square Feet:		Warehouse Square Feet:	Additional Space Available:

Lease Information

Monthly Lease Amount: Buildout Allowance Available:

Landlord Options:

Landlord Requirements: **Credit Check, Lease Required**

Lease Duration: **One Year, Three Years, Five Years, Ten Years**

Security Deposit: Required

Security Deposit Info: **Required**

Tenant Responsibility: **Air Conditioning, Electricity, Heat, Hot Water**

Landlord Responsibility: **Grounds Maintenance, Mechanicals, Property Management, Snow Removal, Structural Maintenance, Trash Service**

Property Management Information

Property Manager's Name: **Brighenti Enterprises**
Property Manager's Email:

Property Manager's Phone:

Public Remarks

2700 square foot retail space available for immediate occupancy. Busy central Avon location near shopping, schools, recreation, churches and library. Plenty of open parking. Large updated space located on ground level with excellent natural light. \$17 per square foot plus utilities. Natural Gas heat. Grounds and snow included in rent. Great intersection and visibility. Don't miss this great location for your business.

Marketing History

Current List Price: \$17.00	Last Updated: 06/29/21	DOM: 367
Previous List Price: \$17.00	Entered in MLS: 10/06/20	CDOM: 367
Original List Price: \$17.00	Listing Date: 10/06/20	Expiration Date: 12/15/21

Showing & Contact Information

Showing Inst: Call Hank or Greg Frey 860-673-8700	Date Available: Immediate	Bank Owned: No
Lockbox: None/	Owners Phone:	Occupied By: Vacant
Owner: Brighenti Enterprises LLC		
Directions: Intersection of Country Club Road and West Avon Road in the plaza with Luke's Donut Shop.		

Listing & Compensation Information

Listing Contract Type: Exclusive Right to Sell/Lease	Service Type: Full Service	Sign: Yes
Buyer's Agent Comp.: 2.5% of the gross lease value for the lease's entire term		

Listing Distribution Authorizations

The List Office has authorized distribution to: **RPR, Homes.com, Homesnap, IDX Sites, Realtor.com, immoviewer**

The List Agent has authorized distribution to: **Homes.com, Homesnap, IDX Sites, Realtor.com**

*** NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. ***

Listing Agent/Broker Information

List Agent: Greg Frey (FREYG) Lic.#: REB.0790674	Phone: (860) 716-2593
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Co List Agent: Henry R Frey (frehy) Lic.#: REB.0789253	Phone: (860) 673-8700
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