



Greg Frey  
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## Listing

**395 West Avon Road, Avon, CT 06001**

List Price: **\$17.00**

Status: **Active**

County: **Hartford**

MLS#: **170344468**

**Commercial For Lease**

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

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:	<b>Other</b>	Fronts On:	<b>State Road</b>
Acres:	<b>2.71</b>	Elevation Certificate:	
Zoning:	<b>Retail</b>	Conforming Use:	
Year Built:	<b>1978</b>	Number of Tenants:	

### Description of the Space For Lease

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

### Features

Lot Description:

Construction: **Frame**

Foundation: **Concrete**

Roof: **Asphalt Shingle**

Handicap Features:

Commercial Features:

Exterior Feat:

Avail. Documents: **None**

Flooring:

### Utility Information

Available Utilities: **Electric, Gas, Telephone, Cable**

Electrical Voltage: Electrical Amperage: Electrical Phases: # of Electrical Services:

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: <b>Parking Lot</b>	

### Square Foot Information

Total Square Feet: <b>2,700</b>	Square Foot Source: <b>Owner</b>	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: <b>Credit Check, Lease Required</b>	
Lease Duration: <b>One Year, Three Years, Five Years, Ten Years</b>	Security Deposit: <b>Required</b>
Security Deposit Info: <b>Required</b>	
Tenant Responsibility: <b>Air Conditioning, Electricity, Heat, Hot Water</b>	
Landlord Responsibility: <b>Grounds Maintenance, Mechanicals, Property Management, Snow Removal, Structural Maintenance, Trash Service</b>	

### Property Management Information

Property Manager's Name: <b>Brighenti Enterprises</b>	Property Manager's Phone:
Property Manager's Email:	

### 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.**

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**Marketing History**

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

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**Showing & Contact Information**

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

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**Listing & Compensation Information**

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

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**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. \*\***

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**Listing Agent/Broker Information**

List Agent: <b><u>Greg Frey (FREYG)</u></b> Lic.#: <b>REB.0790674</b>	Phone: <b>(860) 716-2593</b>
Website: <b><u><a href="http://www.hankandgregfrey.com">http://www.hankandgregfrey.com</a></u></b>	Email: <b><u><a href="mailto:gregfrey@comcast.net">gregfrey@comcast.net</a></u></b>
List Office: <b><u>RE/MAX Prime Realty (RMPR01)</u></b>	Phone: <b>(860) 673-8700</b>
Website:	
Co List Agent: <b><u>Henry R Frey (freyh)</u></b> Lic.#: <b>REB.0789253</b>	Phone: <b>(860) 673-8700</b>
Website: <b><u><a href="http://hankandgregfrey.com">http://hankandgregfrey.com</a></u></b>	Email: <b><u><a href="mailto:henryrfreyjr@sbcglobal.net">henryrfreyjr@sbcglobal.net</a></u></b>
Co List Office: <b><u>RE/MAX Prime Realty (RMPR01)</u></b>	Phone: <b>(860) 673-8700</b>
Website:	

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