

SALE

495 MAIN STREET

495 Main Street New Hartford, CT 06057



PROPERTY DESCRIPTION

For Sale at a reduced price! Located at the most highly visible intersection in New Hartford. This former Dunkin building is also the only available property in New Hartford available with a drive thru window. Restauranteurs, some infrastructure remains including two restrooms, three bay sink, hand sink, mop sink and walk in refrigerator and freezer. 400 amps of electrical, gas, city water and sewer. The building is also easily renovated for a retail, medical, office, or retail use. First time this building has been available for over 20 years. New Hartford is the town for all seasons with West Hill Pond, the Farmington River, Sundown Ski Area, and more. Do not miss the opportunity to locate your business here. Former laundromat adjacent to property is also for sale.

PROPERTY HIGHLIGHTS

- Drive-Thru Window
- Located at Traffic Light
- Highly Visible

OFFERING SUMMARY

Sale Price:	\$675,000
Number of Units:	1
Lot Size:	0.52 Acres
Building Size:	1,980 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	337	2,121	7,174
Total Population	781	4,857	16,799
Average HH Income	\$102,698	\$118,166	\$114,411

Mario Longobucco
(860) 307-5945



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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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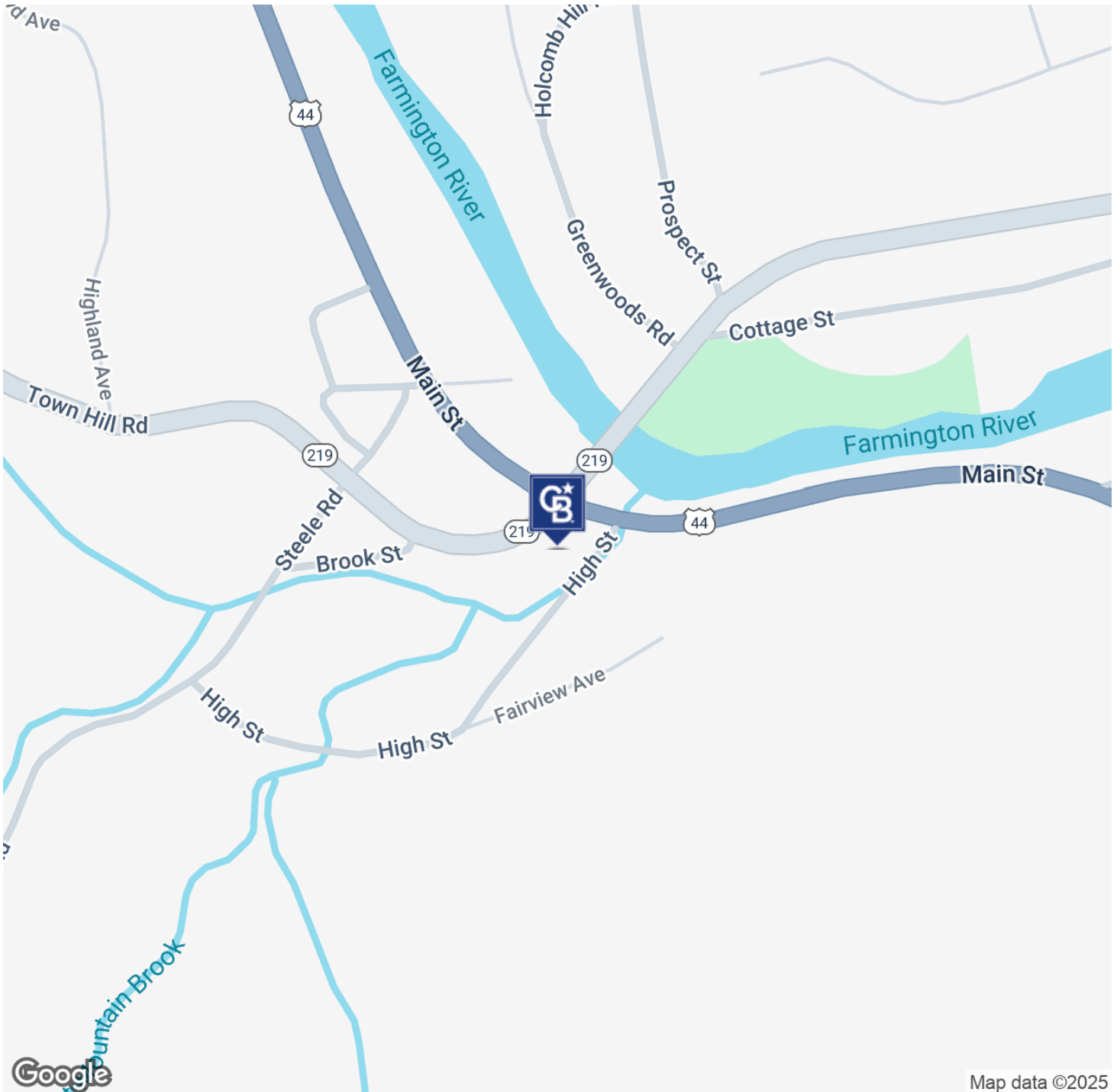
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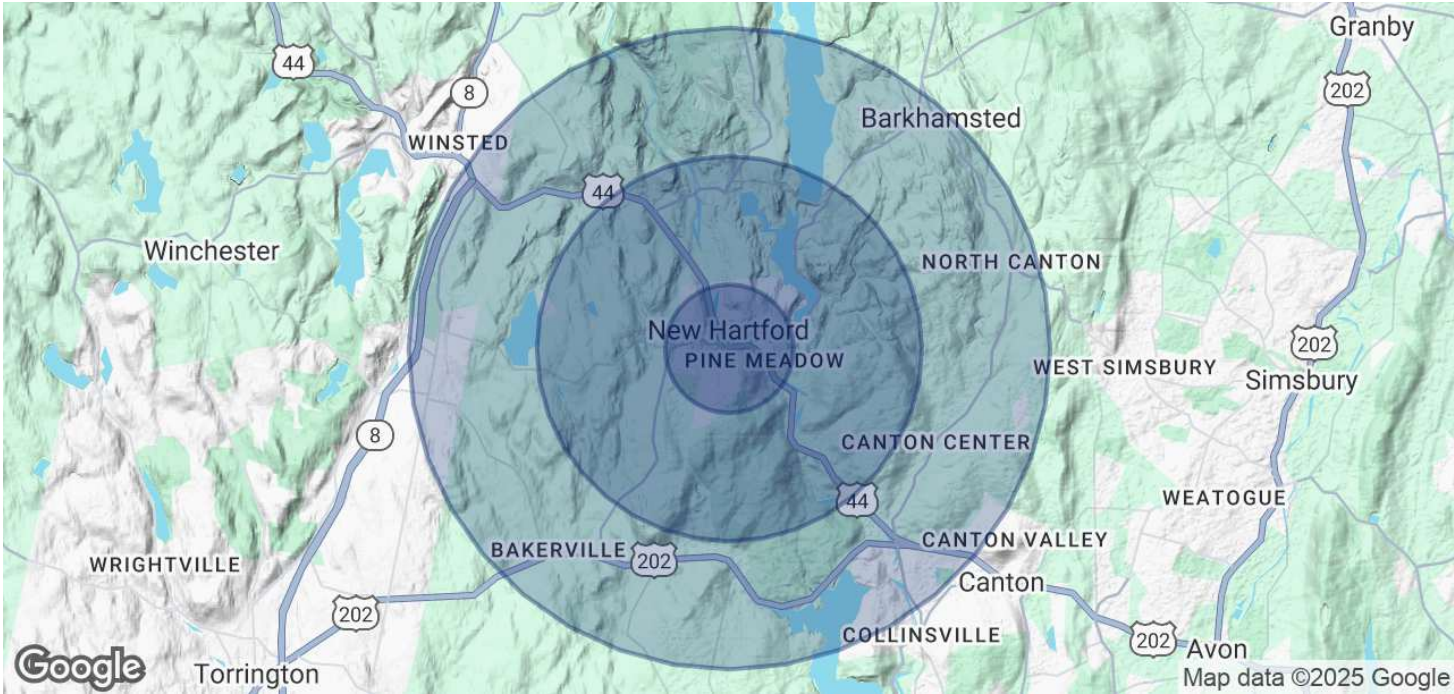
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	781	4,857	16,799
Average Age	38	43.6	47.1
Average Age (Male)	38	43.8	46.3
Average Age (Female)	39	44.2	47.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	337	2,121	7,174
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$102,698	\$118,166	\$114,411
Average House Value	\$195,068	\$277,079	\$276,495

2020 American Community Survey (ACS)

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