



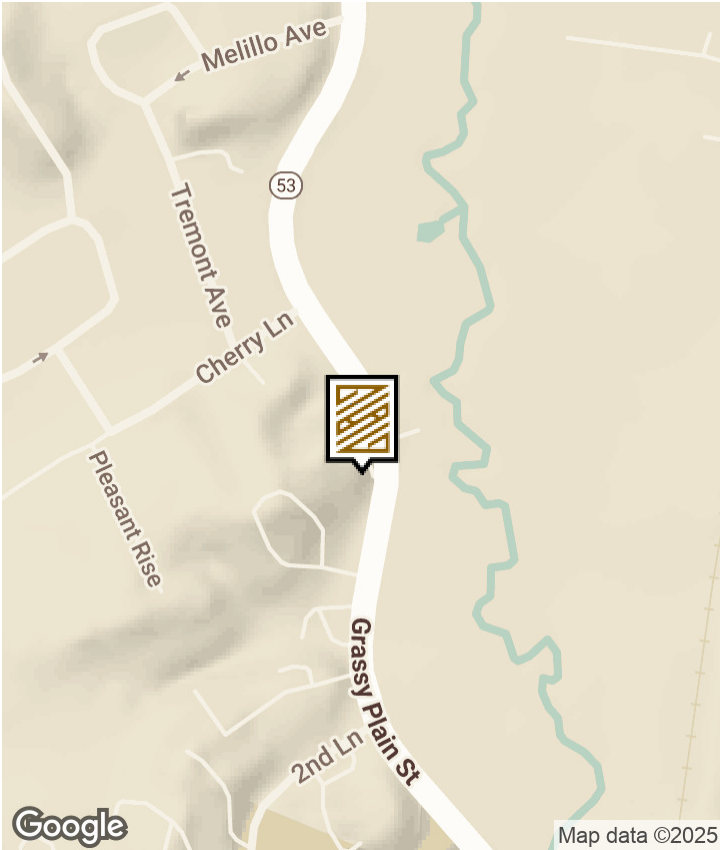
SCALZO
COMMERCIAL
NEW DEVELOPMENT

151 GRASSY PLAIN ST STE C1
Bethel, CT 06801
For Sale



Property Summary

151 Grassy Plain St Ste C1
Bethel, CT 06801



PROPERTY DESCRIPTION

The sale of this property includes the business and all of the existing items in the place that now belong to the owner.

This industrial condo is home to Motorworks/Brake Shop, a car repair facility. The business has been in operation for over 25 years, with the last 18 years at this location. The repair shop is 2100sf with an office/reception area, kitchen area, and garage area with a 10' door - 2 lifts - compressor - pallet jacks - tire machine - diagnostic scanner - small inventory of parts. Their sales are between \$350,000 and \$400,000.

LOCATION DESCRIPTION

Located in Bethel, this area offers amenities and resources to support industrial and manufacturing ventures. Bethel maintains a strong community and quality of life, positioned in southwestern Connecticut with easy access to major transportation routes and commercial centers.

DEMOGRAPHICS	2 MILES	4 MILES	6 MILES
Total Households	7,693	27,106	48,302
Total Population	19,541	74,574	130,598
Average HH Income	\$125,445	\$114,441	\$137,669

PROPERTY HIGHLIGHTS

- Industrial Condo Plus Existing Car Repair Business
- Area Owner Can Occupy: 2,100 SF
- Unit is part of a 44,440 SF industrial building
- 8 units, built in 1988
- Zoned I
- Located in Bethel
- 97.3% occupancy
- Five parking spaces are allowed
- Current owner leases 4 additional \$200 a month

OFFERING SUMMARY

Sale Price:	\$535,000
Number of Units:	8
Lot Size:	0.01 Acres

Property Details

151 Grassy Plain St Ste C1
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Sale Price	\$535,000
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LOCATION INFORMATION

Street Address	151 Grassy Plain St Ste C1
City, State, Zip	Bethel, CT 06801
County	Fairfield

BUILDING INFORMATION

Building Size	2,100 SF
Cap Rate	7.0
Occupancy %	97.3%
Tenancy	Multiple
Ceiling Height	12 ft
Number of Floors	1
Average Floor Size	2,100 SF
Year Built	1988
Framing	Wood
Free Standing	Yes
Number of Buildings	1
Garage Door	Yes

PROPERTY INFORMATION

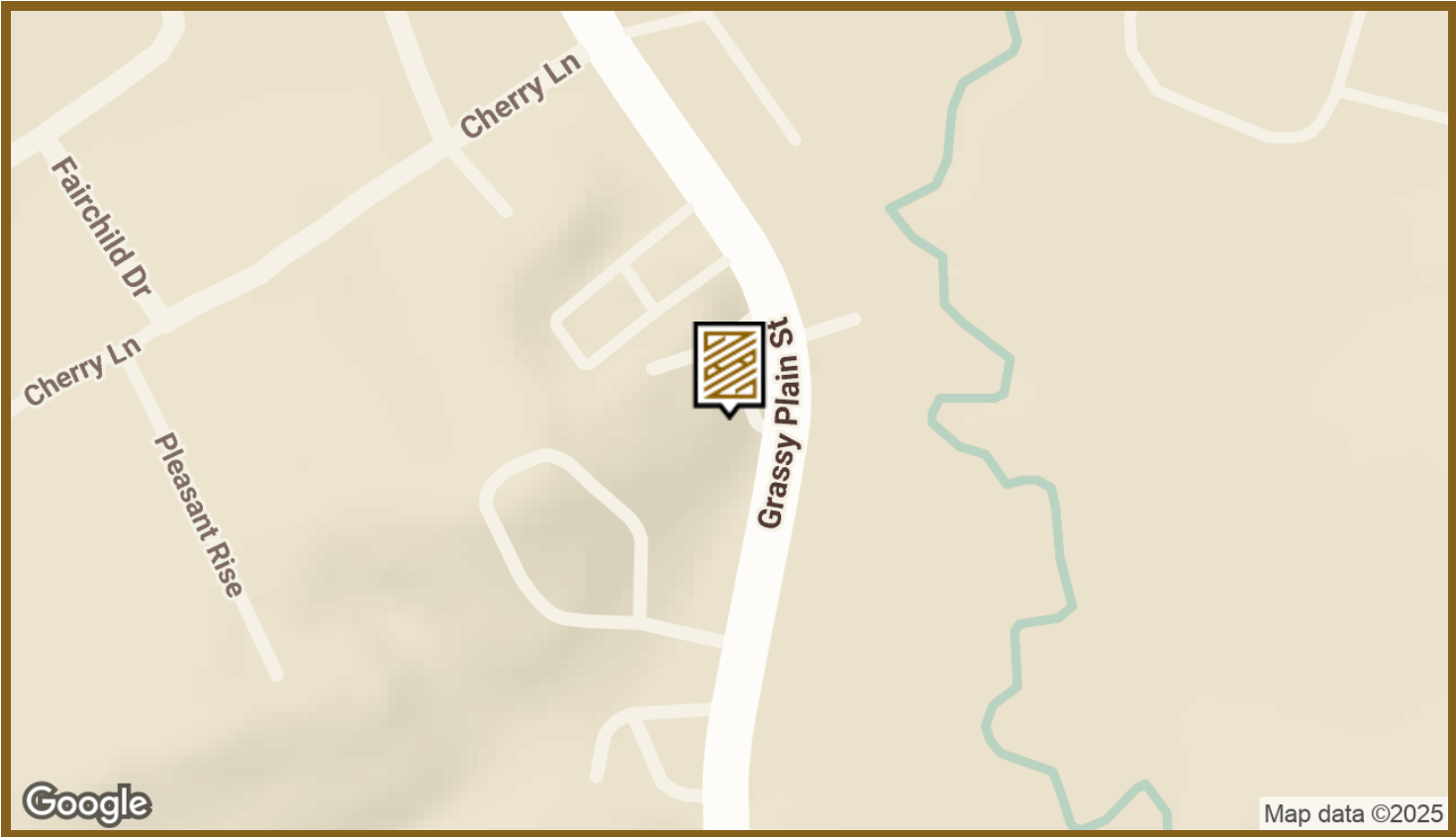
Property Type	Industrial
Property Subtype	Manufacturing
Zoning	I
Lot Size	0.01 Acres
APN #	BETH M:9 B:23 L:143 X:C1
Lot Depth	0 ft
Amenities	Heating - Gas Water & Sewer - City Air Conditioning Storage Space Signage
Waterfront	No
Power	Yes
Rail Access	No

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	2.52
Number of Parking Spaces	112

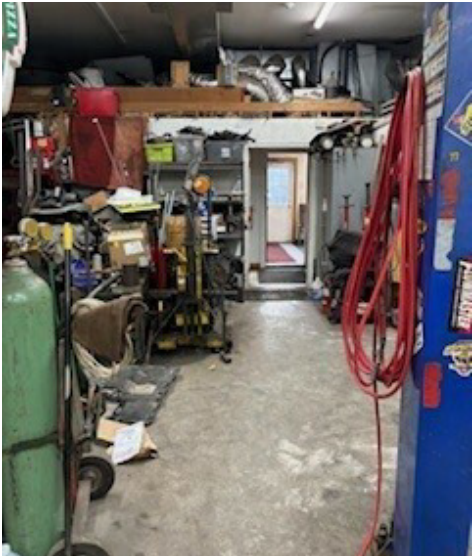
UTILITIES & AMENITIES

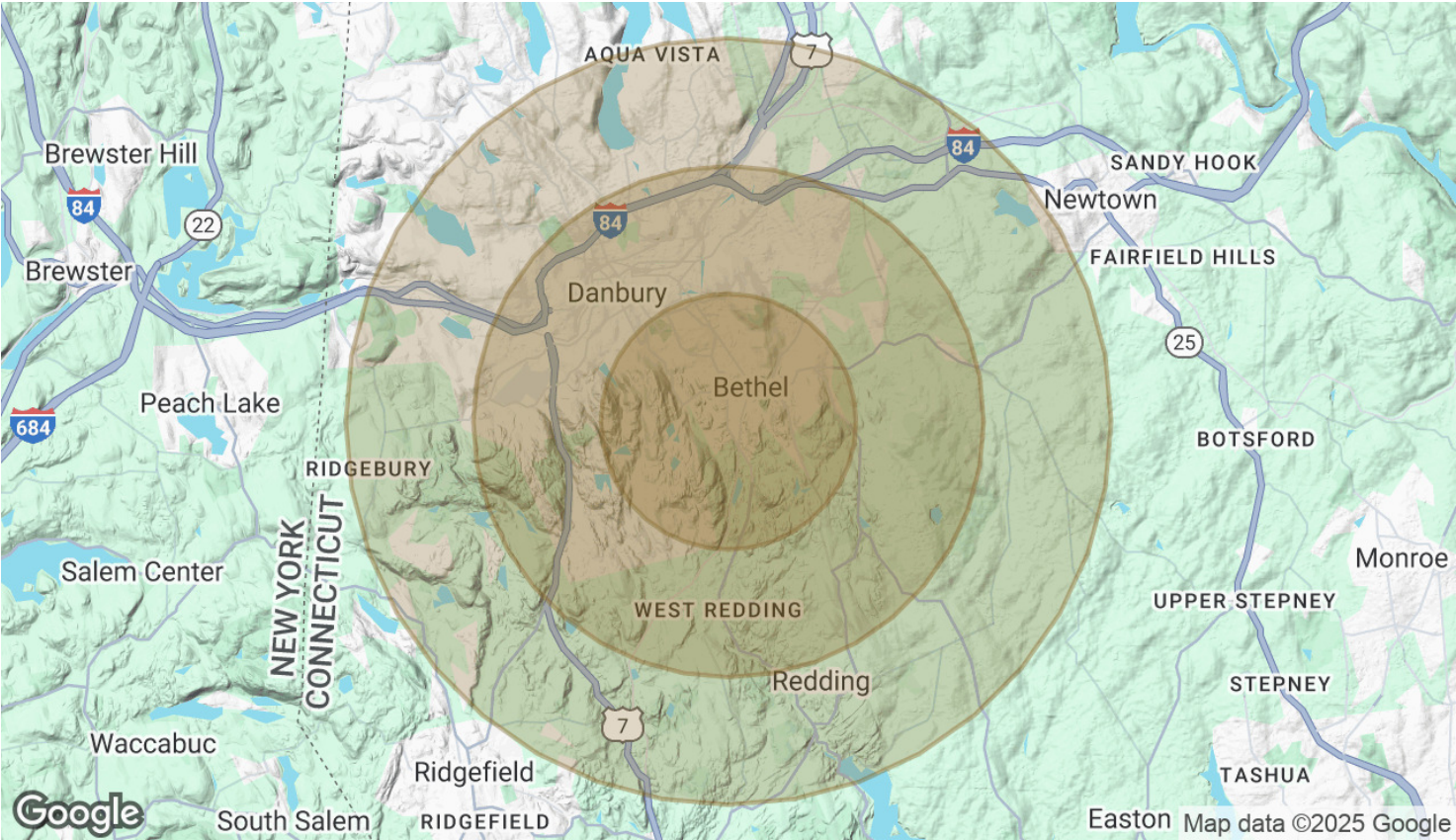
Gas / Propane	Yes
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Additional Photos

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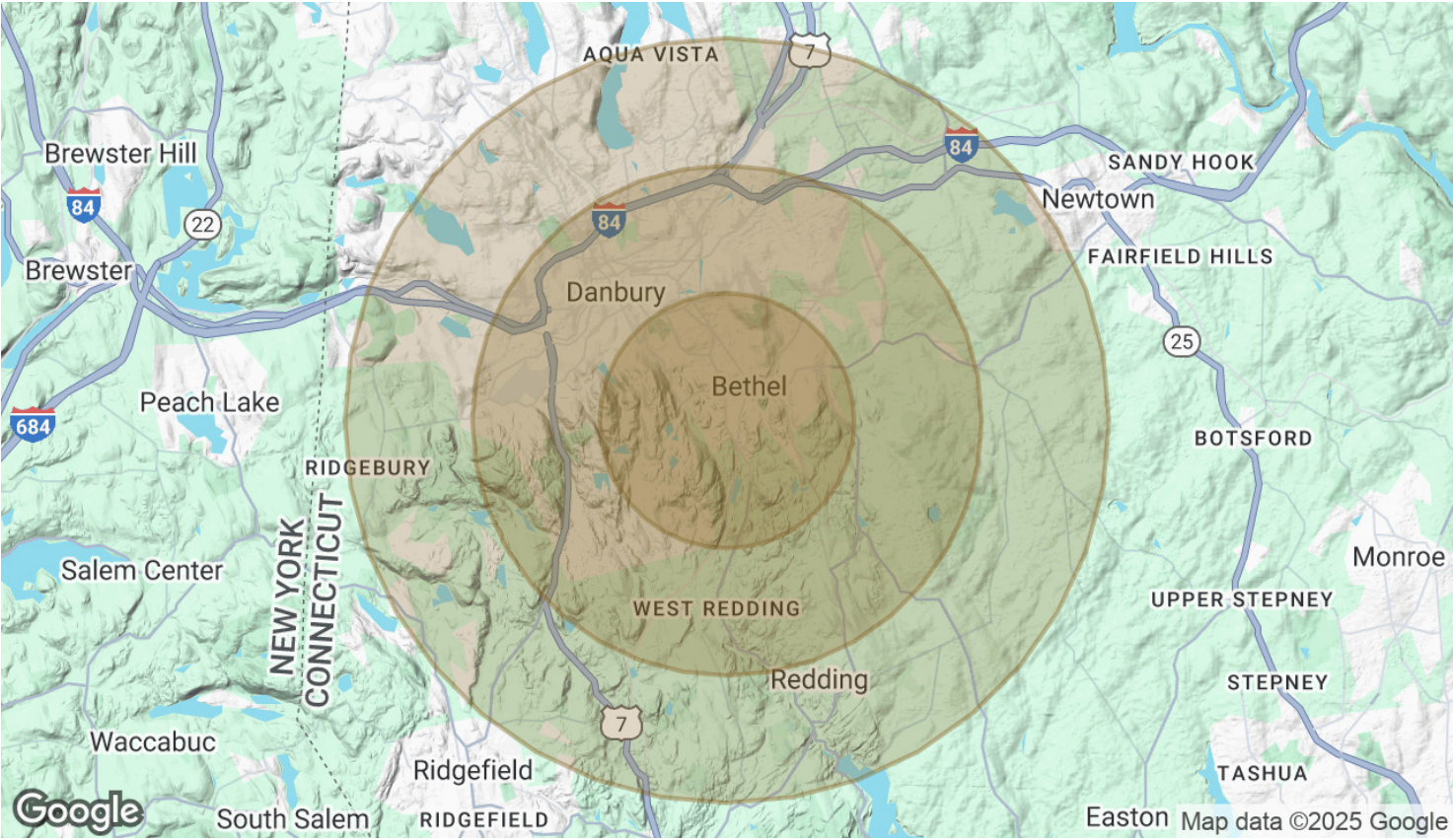




POPULATION	2 MILES	4 MILES	6 MILES
Total Population	19,541	74,574	130,598
Average Age	41	40	41
Average Age (Male)	40	39	40
Average Age (Female)	42	41	42

HOUSEHOLDS & INCOME	2 MILES	4 MILES	6 MILES
Total Households	7,693	27,106	48,302
# of Persons per HH	2.5	2.8	2.7
Average HH Income	\$125,445	\$114,441	\$137,669
Average House Value	\$434,750	\$413,650	\$480,523

RACE	2 MILES	4 MILES	6 MILES
Total Population - White	11,193	33,924	73,464
% White	57.3%	45.5%	56.3%
Total Population - Black	1,170	4,302	7,429
% Black	6.0%	5.8%	5.7%
Total Population - Asian	1,323	4,285	7,608



% Asian	6.8%	5.7%	5.8%
Total Population - Hawaiian	7	27	45
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	105	530	651
% American Indian	0.5%	0.7%	0.5%
Total Population - Other	2,698	18,052	22,315
% Other	13.8%	24.2%	17.1%

Demographics data derived from AlphaMap

Agents Contact

**151 Grassy Plain St Ste C1
Bethel, CT 06801**

ERNIE BADILLO

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