

NNN Investment For Sale



This is an excellent value added investment opportunity in a growing area. The building is in an prime location and is in excellent condition with recent renovations and roof replacement. Single tenant is the very successful Parkside Café. Extensive new development nearby such as the Centre Square Village (104 Units) opening Fall 2024 and Wheeler Health Administrative offices and clinic.

224 North Main Street, Bristol, CT

- 6,224sf on 0.68 acres, 172' Frontage, zone BD-1
- Built in 1985, Major Renovations in 2016/2021
- Fully Sprinklered, City Water, Sewer
- HVAC Systems upgraded 2021
- Full EPDM Roof replacement 2016
- 30 Car on-site parking spaces, additional on street parking

Offered for Sale: \$875,000

For additional Information on this property or any others, please contact:

Jeff Dow jd@dowrealty.com

(203) 776-0000

www.dowrealty.com

DOW REALTY CO

*Brokers, Consultants and Managers for
Commercial, Industrial, and Investment Properties*



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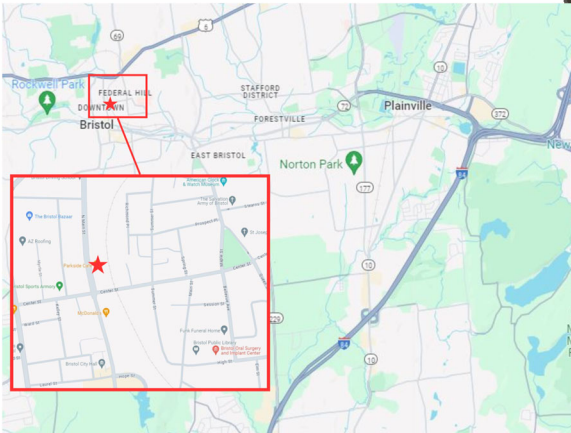
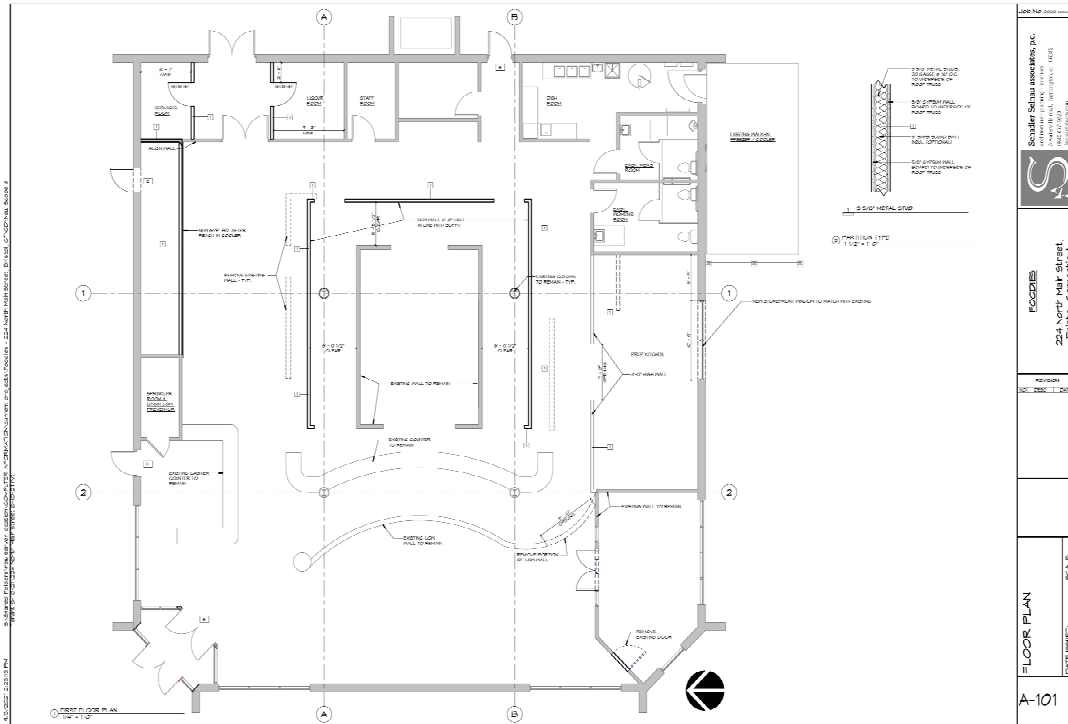
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