



FOR SALE

258 Middle Street, Bristol, CT 06010
3,426± SF Office Building on 0.40± acres

SALE PRICE: \$495,000 (\$145/SF)

HIGHLIGHTS

- Recently Upgraded Parking Lot
- Brand New Heating and Cooling Units
- Partially Finished Basement with Kitchen and Shower/Bathroom with Separate Entrance
- Subdivided Space on Main Floor for Two Tenants with Entrances/Exits
- Rt. 72 Exit 31
- **HIGH TRAFFIC COUNT: 19,200± ADT**

CONTACT

Kyleigh Caron

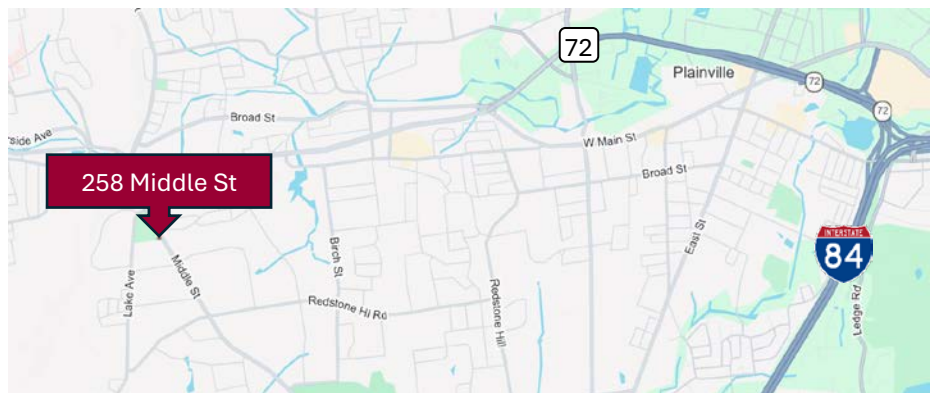
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2 Summit Place, Branford, CT 06405 | (203) 488-1555 | (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | (860) 721-0033 | (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

OR & L COMMERCIAL FOR SALE

SALE PRICE \$495,000 (\$145/SF)

258 Middle St, Bristol, CT 06010

3,426± SF Office Building

BUILDING INFORMATION

GROSS BLD. AREA: 3,426± SF

OF FLOORS: 2

FLOOR PLATE: 1,713± SF

CONSTRUCTION: Wood Frame

ROOF TYPE: Asphalt Shingles

YEAR BUILT: 1976

Ongoing Renovations since 2021

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central AC (New)

HEAT: Propane Gas – Forced Air Duc (New)

SPRINKLERED: No

SITE INFORMATION

SITE AREA: 0.40± Acres

ZONING: BG

PARKING: 2.92/1000

SIGNAGE: Monument, On-Building

VISIBILITY: Excellent on Middle St

FRONTAGE: TBD

HWY ACCESS: I-81, Rt 72, Exit 31

TRAFFIC COUNT: 19,200± ADT

UTILITIES

SEWER/WATER: City

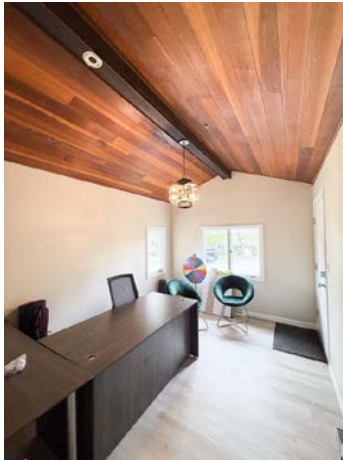
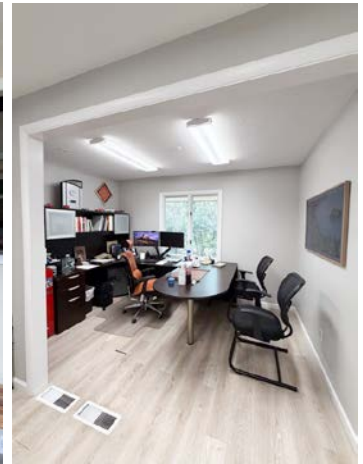
GAS: Yes

TAXES

ASSESSMENT: \$226,380

MILL RATE: 33.75

TAXES: \$7,640.34



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