



KNG
REALTY

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FOR LEASE - SUBDIVISION AVAILABLE



SUBDIVISION AVAILABLE – FLEXIBLE SPACE CONFIGURATIONS FROM $\pm 1,100$ SF TO $\pm 6,958$ SF

59 N.MAIN ST BRISTOL, CT 06010

6,958 SF RETAIL SPACE

EXCELLENT VISIBILITY | PRIME LOCATION

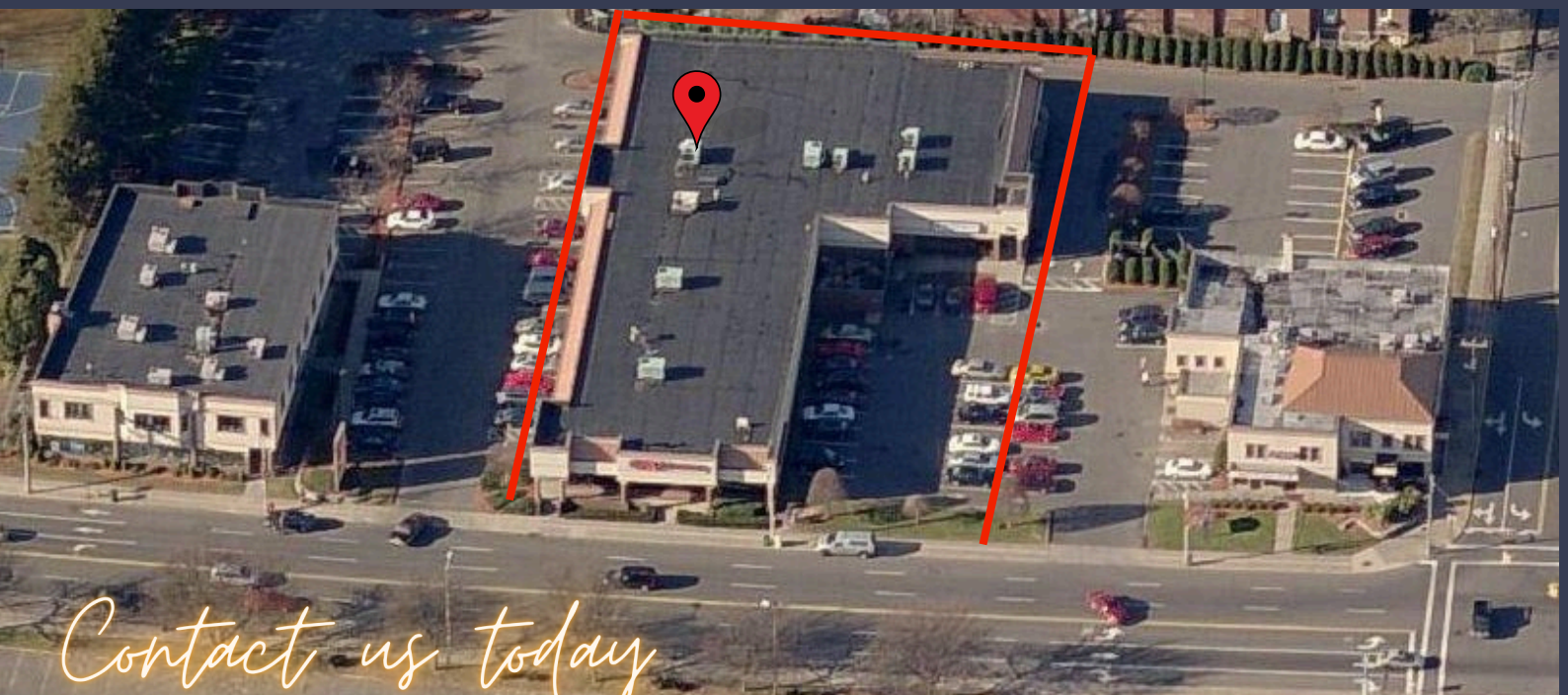
HIGHLIGHTS

LOCATED IN DOWNTOWN BRISTOL ON BUSY NORTH MAIN ST.
AMPLE PARKING

LARGE STORE FRONT WINDOWS

PLENTY OF SPACE FOR:

OFFICE, SALONS & BEAUTY, STORE FRONTS & A VARIETY OF BUSINESSES
LARGE PARKING LOT



Contact us today

PHIL BRILLANT | PHIL@KNGREALTY.COM | 551-232-1335

59 N. MAIN STREET BRISTOL, CT



6,958 OF RETAIL SPACE FORMERLY OCCUPIED BY A LEADER IN THE INDUSTRY, FAMILY DOLLAR. **AMPLE PARKING IN THE OFF-STREET LOT, 14' CEILINGS THIS SPACE IS SURE TO GO FAST!** SITUATED INSIDE THE BUSY BRISTOL PARK PLAZA, LOCATED ACROSS FROM THE NEW BRISTOL HOSPITAL AND NEXT TO TOWN HALL. EXCELLENT VISIBILITY. **AVAILABLE SPACES RANGE FROM APPROXIMATELY 1,100 SF TO 8,900 SF**, MAKING IT IDEAL FOR BOTH LOCAL BUSINESSES AND REGIONAL OPERATORS CALL FOR OPTIONS TO LEASE.

ASKING PRICE

\$18 PER SF NNN

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KNG REALTY | 377 MAIN STREET, WEST HAVEN, CT | KNGREALTY.COM

CALL TODAY FOR A SHOWING

Total SQFT	42,000
Available SF	6,958 SF
Year Built	1992
Ceiling Height	14'
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Construction	Brick / Masonry
Heating	Forced Air/Gas
A/C	Central
Sprinkler	Yes
# of Floors	1
Parking	Attached Lot
Bathrooms	Average
Frontage	193' +/-
Taxes	\$96,795
Taxes / SF	\$2.30

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