



CONTACT: ED GODIN, SIOR

E-mail: EgodinPB@gmail.com

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100

FOR SALE / LEASE



699 Terryville Avenue

Bristol, CT 06010

+/- 12,000 S/F Office/ Commercial Building

Ideal for Owner Occupant or Investor

Main Floor & Second Floor +/- 4,000 S/F (per floor)

Nicely Finished Offices

Warehouse/Storage Lower Level +/- 4,000 S/F

Premier Bristol Location high traffic volume (7,600 cars per DOT)

Ample on site parking

Offered at ~~\$849,000.00~~ **\$599,000.00**

or \$12.00 NNN

PROPERTY DATA FORM

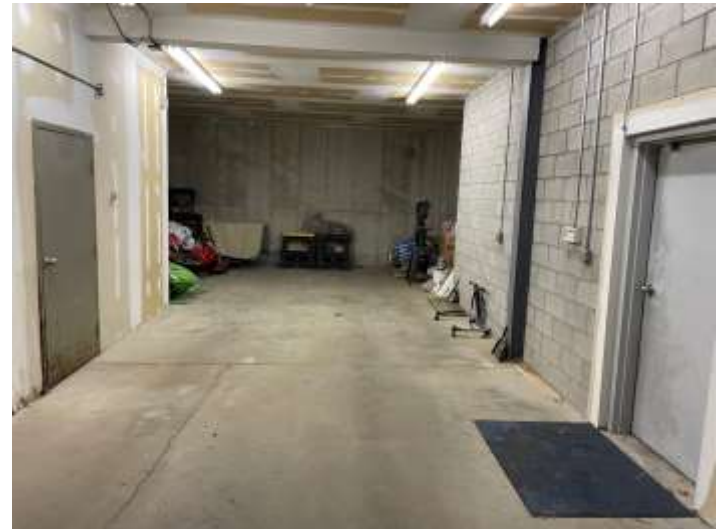
PROPERTY ADDRESS		699 Terryville Avenue	
CITY, STATE		Bristol, CT 06010	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	+/-12,000 S/F	Air Conditioning	Central
Number of floors	3	Sprinkler / Type	Yes/wet
Avail S/F	+/-12,000 S/F	Type of Heat	Gas
Will subdivide to	+/- 4,000 S/F	OTHER	
		Acres	.77
Ext. Construction	Brick	Zoning	BN
Ceiling Height	12'	Parking	+/-30 spaces
Roof	Asphalt/ shingle	State Route / Distance To...	5mi to RT 8
Date Built	1988	TAXES	
		Assessment	\$644,350.00
UTILITIES	Tenant to Verify	Mill Rate	30.35
Sewer	Septic	Taxes	\$19,556.00
Water	Well	TERMS	
Gas	Yes	Sale	\$599,000.00
Electrical	800 amp 120/208v	Lease	\$12 NNN



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

Godin Property Brokers LLC

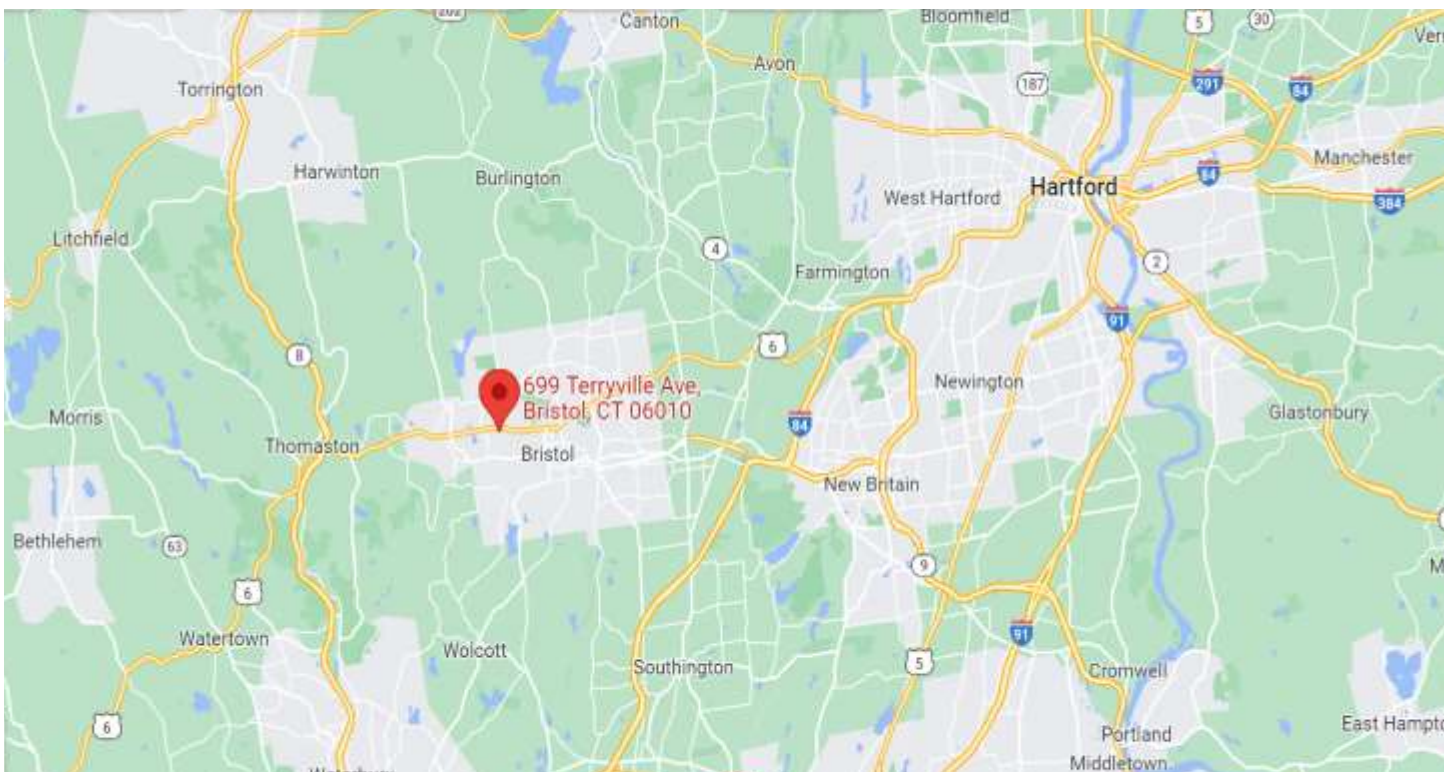
★★★★★ Commercial / Industrial

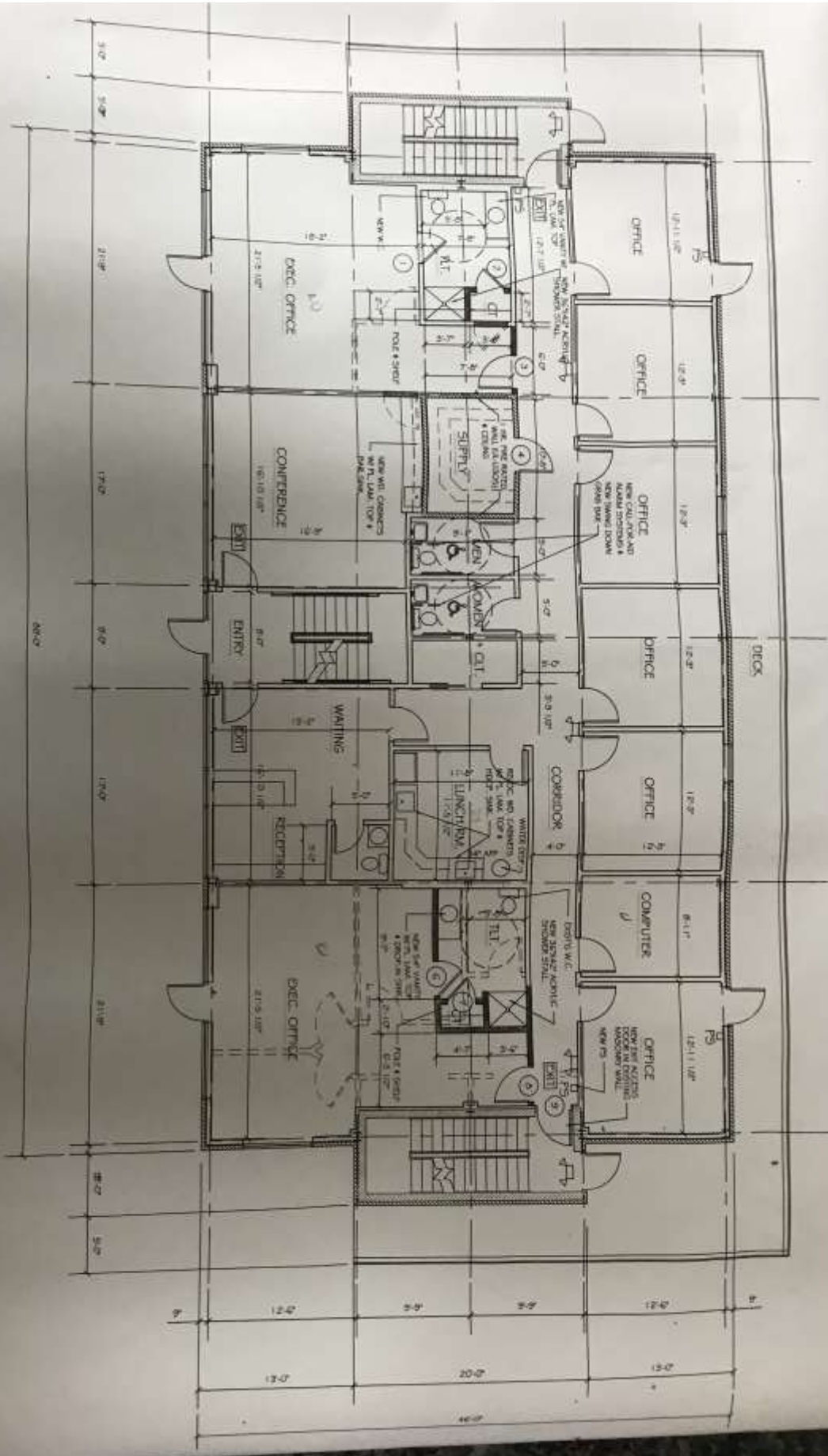


All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

Godin Property Brokers LLC

★★★★★ Commercial / Industrial

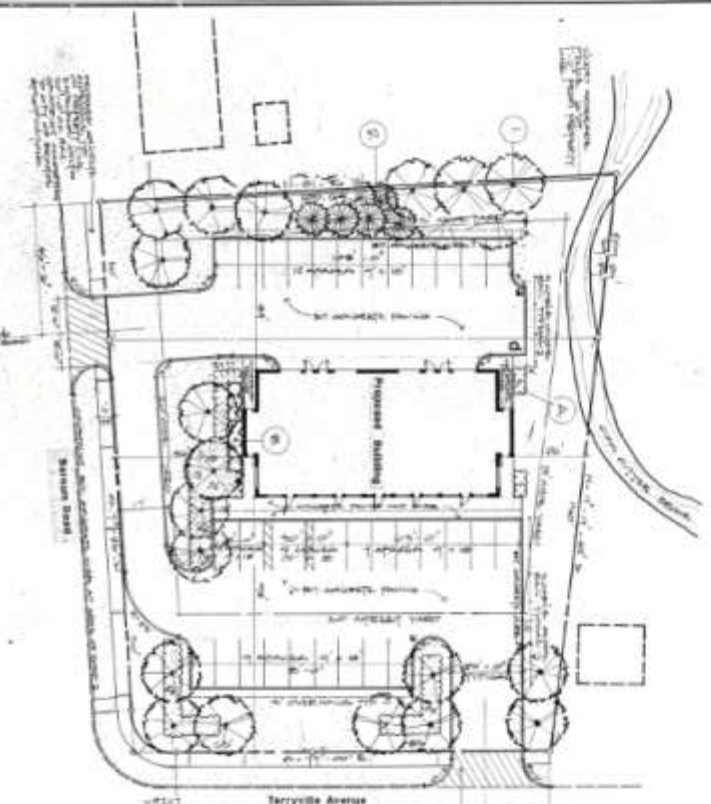




2
A1

PROPOSED FIRST FLOOR PLAN

- FULL STATION
- DARKROOM/UP
- EXIT



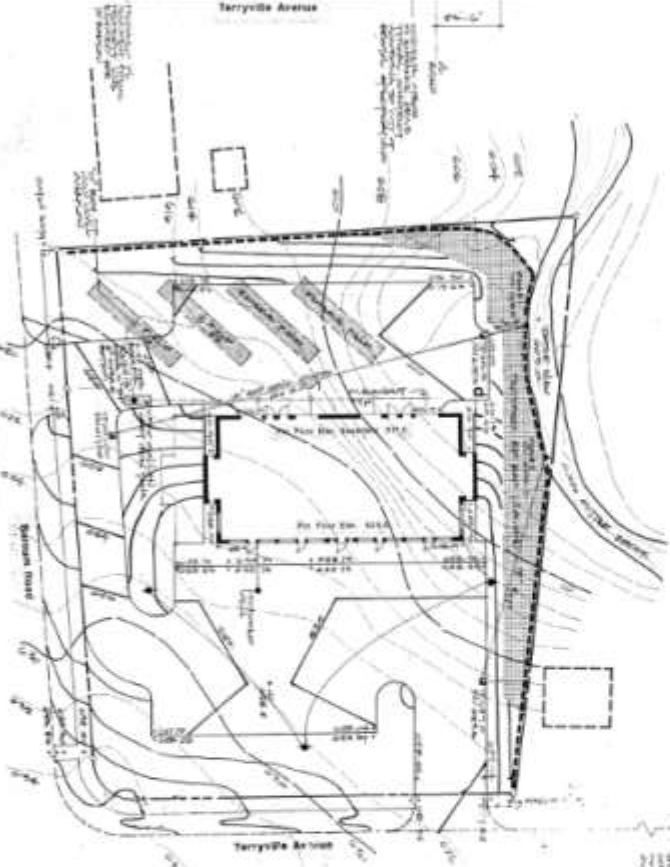
Site Layout & Planting

Plant List

- | Symbol | Plant Name | Quantity |
|--------|------------|----------|
| 1 | Plant Name | 10 |
| 2 | Plant Name | 15 |
| 3 | Plant Name | 20 |
| 4 | Plant Name | 25 |
| 5 | Plant Name | 30 |
| 6 | Plant Name | 35 |
| 7 | Plant Name | 40 |
| 8 | Plant Name | 45 |
| 9 | Plant Name | 50 |
| 10 | Plant Name | 55 |
| 11 | Plant Name | 60 |
| 12 | Plant Name | 65 |
| 13 | Plant Name | 70 |
| 14 | Plant Name | 75 |
| 15 | Plant Name | 80 |
| 16 | Plant Name | 85 |
| 17 | Plant Name | 90 |
| 18 | Plant Name | 95 |
| 19 | Plant Name | 100 |
| 20 | Plant Name | 105 |
| 21 | Plant Name | 110 |
| 22 | Plant Name | 115 |
| 23 | Plant Name | 120 |
| 24 | Plant Name | 125 |
| 25 | Plant Name | 130 |
| 26 | Plant Name | 135 |
| 27 | Plant Name | 140 |
| 28 | Plant Name | 145 |
| 29 | Plant Name | 150 |
| 30 | Plant Name | 155 |
| 31 | Plant Name | 160 |
| 32 | Plant Name | 165 |
| 33 | Plant Name | 170 |
| 34 | Plant Name | 175 |
| 35 | Plant Name | 180 |
| 36 | Plant Name | 185 |
| 37 | Plant Name | 190 |
| 38 | Plant Name | 195 |
| 39 | Plant Name | 200 |
| 40 | Plant Name | 205 |
| 41 | Plant Name | 210 |
| 42 | Plant Name | 215 |
| 43 | Plant Name | 220 |
| 44 | Plant Name | 225 |
| 45 | Plant Name | 230 |
| 46 | Plant Name | 235 |
| 47 | Plant Name | 240 |
| 48 | Plant Name | 245 |
| 49 | Plant Name | 250 |
| 50 | Plant Name | 255 |
| 51 | Plant Name | 260 |
| 52 | Plant Name | 265 |
| 53 | Plant Name | 270 |
| 54 | Plant Name | 275 |
| 55 | Plant Name | 280 |
| 56 | Plant Name | 285 |
| 57 | Plant Name | 290 |
| 58 | Plant Name | 295 |
| 59 | Plant Name | 300 |
| 60 | Plant Name | 305 |
| 61 | Plant Name | 310 |
| 62 | Plant Name | 315 |
| 63 | Plant Name | 320 |
| 64 | Plant Name | 325 |
| 65 | Plant Name | 330 |
| 66 | Plant Name | 335 |
| 67 | Plant Name | 340 |
| 68 | Plant Name | 345 |
| 69 | Plant Name | 350 |
| 70 | Plant Name | 355 |
| 71 | Plant Name | 360 |
| 72 | Plant Name | 365 |
| 73 | Plant Name | 370 |
| 74 | Plant Name | 375 |
| 75 | Plant Name | 380 |
| 76 | Plant Name | 385 |
| 77 | Plant Name | 390 |
| 78 | Plant Name | 395 |
| 79 | Plant Name | 400 |
| 80 | Plant Name | 405 |
| 81 | Plant Name | 410 |
| 82 | Plant Name | 415 |
| 83 | Plant Name | 420 |
| 84 | Plant Name | 425 |
| 85 | Plant Name | 430 |
| 86 | Plant Name | 435 |
| 87 | Plant Name | 440 |
| 88 | Plant Name | 445 |
| 89 | Plant Name | 450 |
| 90 | Plant Name | 455 |
| 91 | Plant Name | 460 |
| 92 | Plant Name | 465 |
| 93 | Plant Name | 470 |
| 94 | Plant Name | 475 |
| 95 | Plant Name | 480 |
| 96 | Plant Name | 485 |
| 97 | Plant Name | 490 |
| 98 | Plant Name | 495 |
| 99 | Plant Name | 500 |
| 100 | Plant Name | 505 |

Site Data

Site Area: 10,000 sq. ft.
 Proposed Building: 5,000 sq. ft.
 Parking: 20 spaces
 Planting: 100 trees
 Stream Bed: 50 ft. long
 Terryville Avenue: 20 ft. wide
 Stream Bed: 50 ft. long
 Stream Bed: 50 ft. long



Site Grading & Utilities

Erosion and Sediment Control Plan

Legend

- | | |
|--------|-------------------|
| Symbol | Description |
| 1 | Proposed Building |
| 2 | Parking |
| 3 | Stream Bed |
| 4 | Terryville Avenue |
| 5 | Silt Trap |
| 6 | Sediment Basin |
| 7 | Grading Contour |
| 8 | Utility Line |
| 9 | Stream Bed |
| 10 | Terryville Avenue |
| 11 | Silt Trap |
| 12 | Sediment Basin |
| 13 | Grading Contour |
| 14 | Utility Line |
| 15 | Stream Bed |
| 16 | Terryville Avenue |
| 17 | Silt Trap |
| 18 | Sediment Basin |
| 19 | Grading Contour |
| 20 | Utility Line |
| 21 | Stream Bed |
| 22 | Terryville Avenue |
| 23 | Silt Trap |
| 24 | Sediment Basin |
| 25 | Grading Contour |
| 26 | Utility Line |
| 27 | Stream Bed |
| 28 | Terryville Avenue |
| 29 | Silt Trap |
| 30 | Sediment Basin |
| 31 | Grading Contour |
| 32 | Utility Line |
| 33 | Stream Bed |
| 34 | Terryville Avenue |
| 35 | Silt Trap |
| 36 | Sediment Basin |
| 37 | Grading Contour |
| 38 | Utility Line |
| 39 | Stream Bed |
| 40 | Terryville Avenue |
| 41 | Silt Trap |
| 42 | Sediment Basin |
| 43 | Grading Contour |
| 44 | Utility Line |
| 45 | Stream Bed |
| 46 | Terryville Avenue |
| 47 | Silt Trap |
| 48 | Sediment Basin |
| 49 | Grading Contour |
| 50 | Utility Line |
| 51 | Stream Bed |
| 52 | Terryville Avenue |
| 53 | Silt Trap |
| 54 | Sediment Basin |
| 55 | Grading Contour |
| 56 | Utility Line |
| 57 | Stream Bed |
| 58 | Terryville Avenue |
| 59 | Silt Trap |
| 60 | Sediment Basin |
| 61 | Grading Contour |
| 62 | Utility Line |
| 63 | Stream Bed |
| 64 | Terryville Avenue |
| 65 | Silt Trap |
| 66 | Sediment Basin |
| 67 | Grading Contour |
| 68 | Utility Line |
| 69 | Stream Bed |
| 70 | Terryville Avenue |
| 71 | Silt Trap |
| 72 | Sediment Basin |
| 73 | Grading Contour |
| 74 | Utility Line |
| 75 | Stream Bed |
| 76 | Terryville Avenue |
| 77 | Silt Trap |
| 78 | Sediment Basin |
| 79 | Grading Contour |
| 80 | Utility Line |
| 81 | Stream Bed |
| 82 | Terryville Avenue |
| 83 | Silt Trap |
| 84 | Sediment Basin |
| 85 | Grading Contour |
| 86 | Utility Line |
| 87 | Stream Bed |
| 88 | Terryville Avenue |
| 89 | Silt Trap |
| 90 | Sediment Basin |
| 91 | Grading Contour |
| 92 | Utility Line |
| 93 | Stream Bed |
| 94 | Terryville Avenue |
| 95 | Silt Trap |
| 96 | Sediment Basin |
| 97 | Grading Contour |
| 98 | Utility Line |
| 99 | Stream Bed |
| 100 | Terryville Avenue |



1. OWNER CERTIFY THAT THIS MAP AND SURVEY SHOWS THE TRUE AND CORRECT LOCATION OF THE SITE AS SHOWN ON THE MAP AND SURVEY IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING ORDINANCE AND ANY AMENDMENTS TO THE SAME AS ADOPTED BY THE BOARD OF ZONING AND PLANNING AND AS APPROVED BY THE BOARD OF APPEALS AND AS APPROVED BY THE BOARD OF APPEALS BY C.A.L.S., INC.