



ACADEMIC
co-REALTY SERVICES

First & Last Tavern

Avon, Connecticut

Redevelopment Site &
Existing Restaurant

\$1.9M ask price

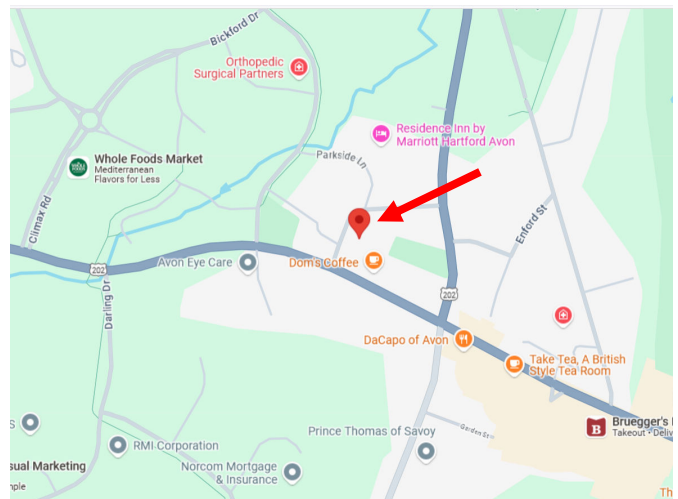


REVISIONS		
REV	DATE	COMMENT

811 Dig Safe Before You Dig ALWAYS CALL 811 We'll find it for you. It's the law.	
FOR CONCEPT PURPOSES ONLY	
PROJECT NO:	CT24200103
DRAWN BY:	GHK
CHECKED BY:	GHK
DATE:	8/28/23
CAD FILE:	CT24200103.dwg
PROJECT:	
PROPOSED SITE PLAN DOCUMENTS	
FOR CLIENT	
PROPOSED DEVELOPMENT	
MAP: 18.00' - 400000	
26 WEST MAIN STREET,	
TOWN OF AVON,	
HARTFORD COUNTY,	
CONNECTICUT	
BOHLER //	
65 LANSALLE ROAD, SUITE 401	
WEST HARTFORD, CT 06107	
PHONE: 860.233.6663	
www.BohlerEngineering.com	
G.P. FITZGERALD	
DRAFT: 8/28/23	
SHEET TITLE:	
CONCEPTUAL LAYOUT PLAN WITH AERIAL	
SHEET NUMBER:	
CA-01	
ORG. DATE: 08/28/2023	

First & Last Tavern

Academic co-Realty Services is pleased to represent the sale of *First & Last Tavern*, an existing restaurant and mixed-use redevelopment opportunity at 26 West Main Street in Avon, Connecticut. Located in the heart of Avon, the property measures 1.7 acres on Route 44 just east of the town center. Concept plans call for approximately 60 multi-family units and some retail space in this Commercial - Specialized zone. The town recognizes the parcel as especially suited for this use, and indicates a 10 percent affordable housing component may be sufficient for approval. The existing restaurant is a viable enterprise itself, although highest and best use is captured in the concept plans. Additional land and up to 24 additional multi-family units possible. Rare chance to develop within a stone's throw of Whole Foods Market and Avon Village Center. Sellers are willing to consider a ground lease option.



For more information, contact:

Gregory F. Walwer, Ph.D
Real Estate Broker licensed in CT, NY, MA & FL
Cell Phone: (203) 623-4600
Email: acsinfo@yahoo.com

