



FOR SALE

**1 Front Street, Bethel, CT
INVESTMENT OPPORTUNITY**



www.buyandsellcre.com

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Property Information



Asking Price:
\$875,000



Building Size:
3,210+/- RSF



C zone



0.29 +/- Acres



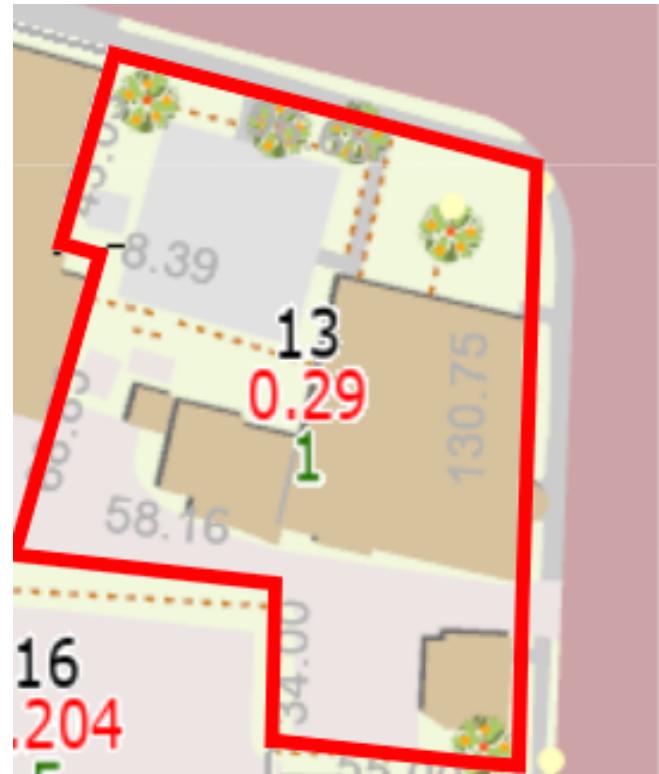
10/1/25-9/30/26
NOI: \$69,581.61



12,400+/- AADT



10/1/2019 - 9/30/2029
Two (2) 5 year options



Atherton Real Estate Advisors exclusively presents available for Sale 1 Front Street. Great Investment opportunity to purchase a great corner lot property with a strong restaurant tenant in place on a NNN Lease. Prime Central Location at the corner of Front St. and Greenwood Ave. offering great visibility and convenient access to surrounding towns and within 15+/- minutes of I-84.