



# FOR SALE

## 32,584 SF BUILDING

240 SPRING STREET | SOUTHTON, CT 06489



### PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 240 Spring Street, Southington CT for sale. The 32,584 SF building was originally a manufacturing facility, and has since been transformed into a top-tier entertainment venue featuring a state-of-the-art bowling alley, full-service restaurant, and expansive gaming area. With a 1,000-person capacity, soaring ceilings, and meticulously maintained, high-caliber finishes throughout, the property is ready for continued entertainment use or conversion back to industrial operations. It includes two functional drive-in doors, plus nine interior docks that can be restored. This rare opportunity offers unmatched versatility for both hospitality and industrial buyers.

### PROPERTY HIGHLIGHTS

- Turnkey Entertainment Venue - fully equipped with bowling, gaming, and a full-service restaurant
- High ceilings & premium finishes
- Flexible Industrial Conversion - features two existing drive-in doors and nine interior docks that can be reactivated
- Easy access to I-84 and I-691, connecting to major Northeast

### OFFERING SUMMARY

Reduced Sale Price:	\$3,950,000
Lot Size:	2.29 Acres
Building Size:	32,584 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	18	123	1,131
Total Population	31	232	2,486
Average HH Income	\$96,446	\$109,165	\$128,796

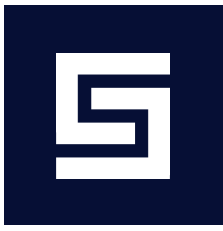
**STEPHANIE ROMANO SHAW, CCIM**  
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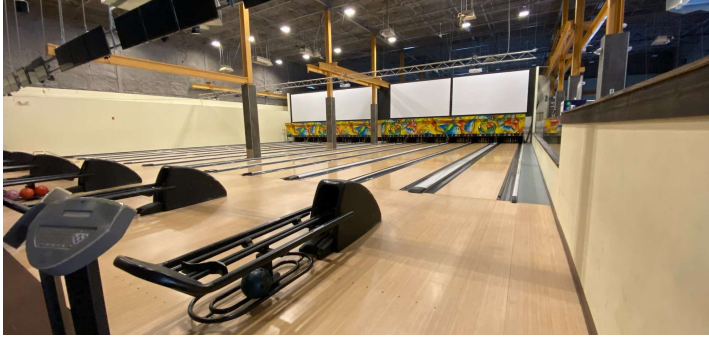
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**Reduced Sale Price: \$3,950,000**

### BUILDING SPECIFICATIONS

Building Size	32,584 SF
Office Space	3,328 SF
Ceiling Height	35'
Drives	2
Docks	Potential for 9 interior docks to be reinstalled
Roof	Flat - tar & gravel
Column Spacing	22' x 50'
Year Built	1972
Year Last Renovated	2018

### MECHANICAL/UTILITIES

Power	800A, 480V, 3 Phase
Heat	Gas
Air Conditioning	Throughout
Lighting	LED
Sprinklers	Dry
Water/Sewer Company	Municipal
Electric Company	Eversource

### LAND

Lot Size	2.29 Acres
Zoning	I-1

### TAXES

Tax PSF	\$1.09 SF
Taxes	\$35,552.98
Assessed Value	\$1,130,820.00
Year Assessed	2020
Mill Rate	31.44

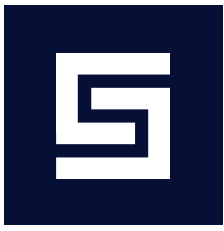
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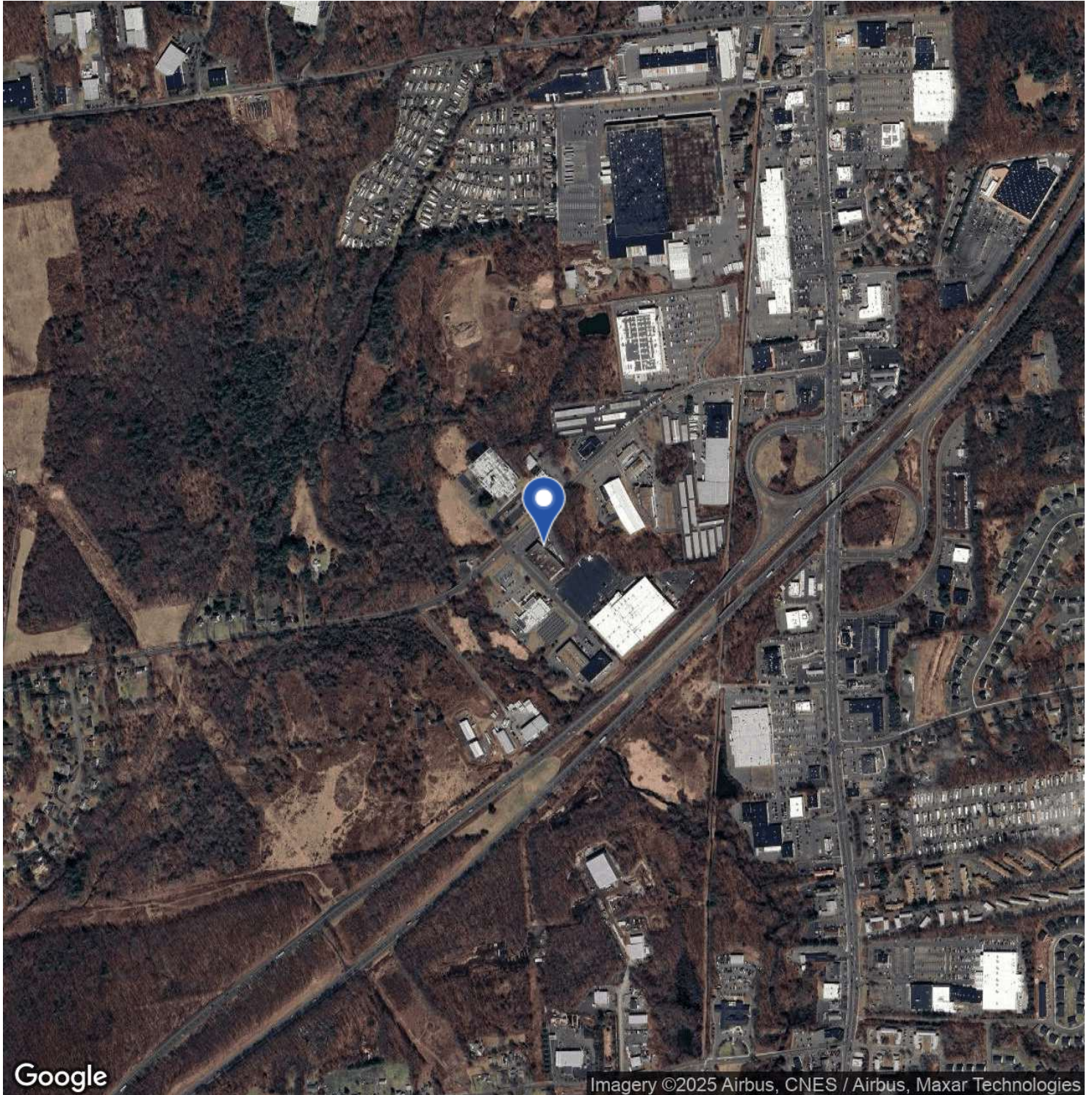




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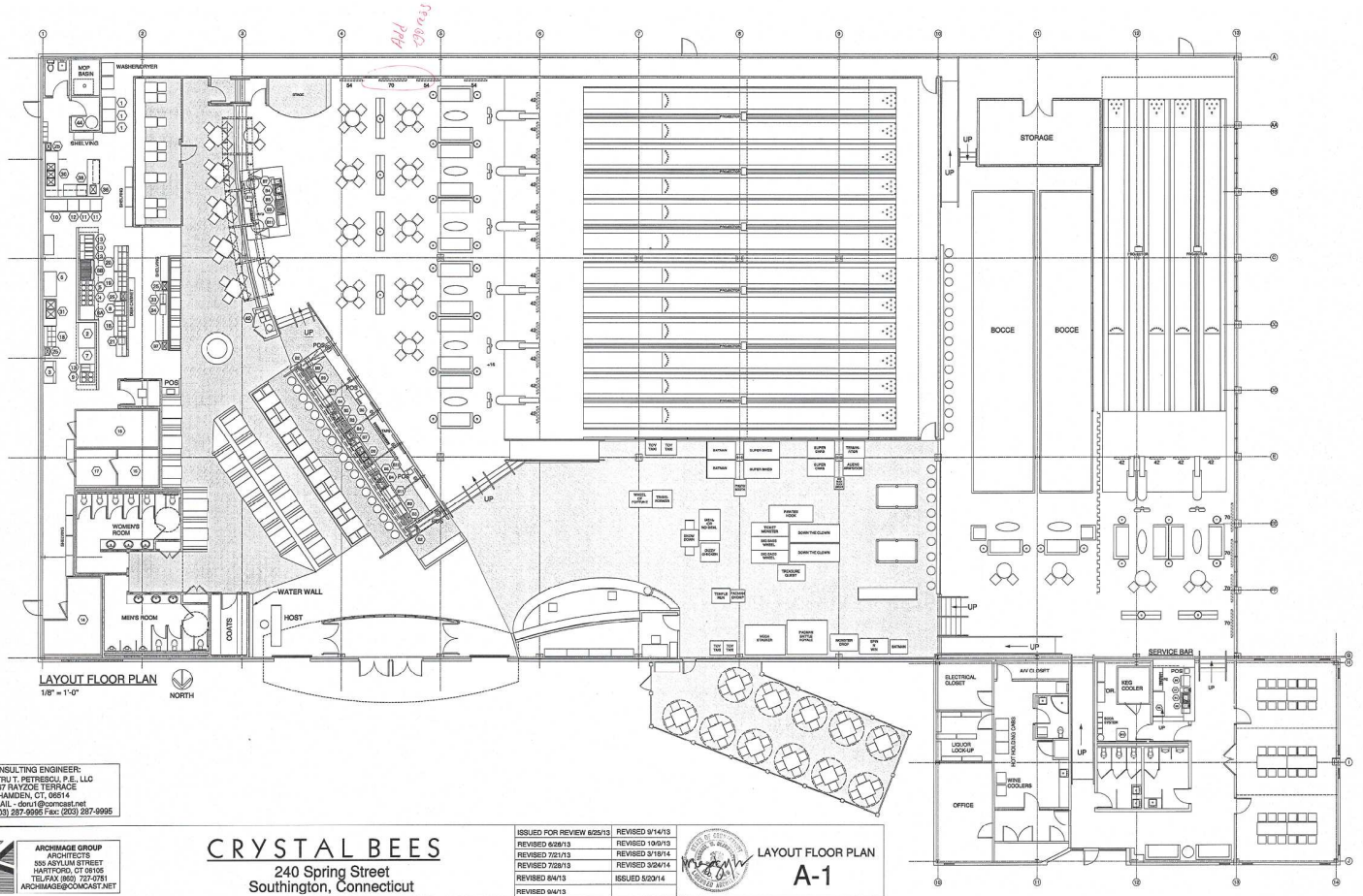




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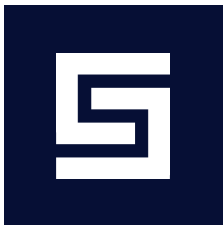
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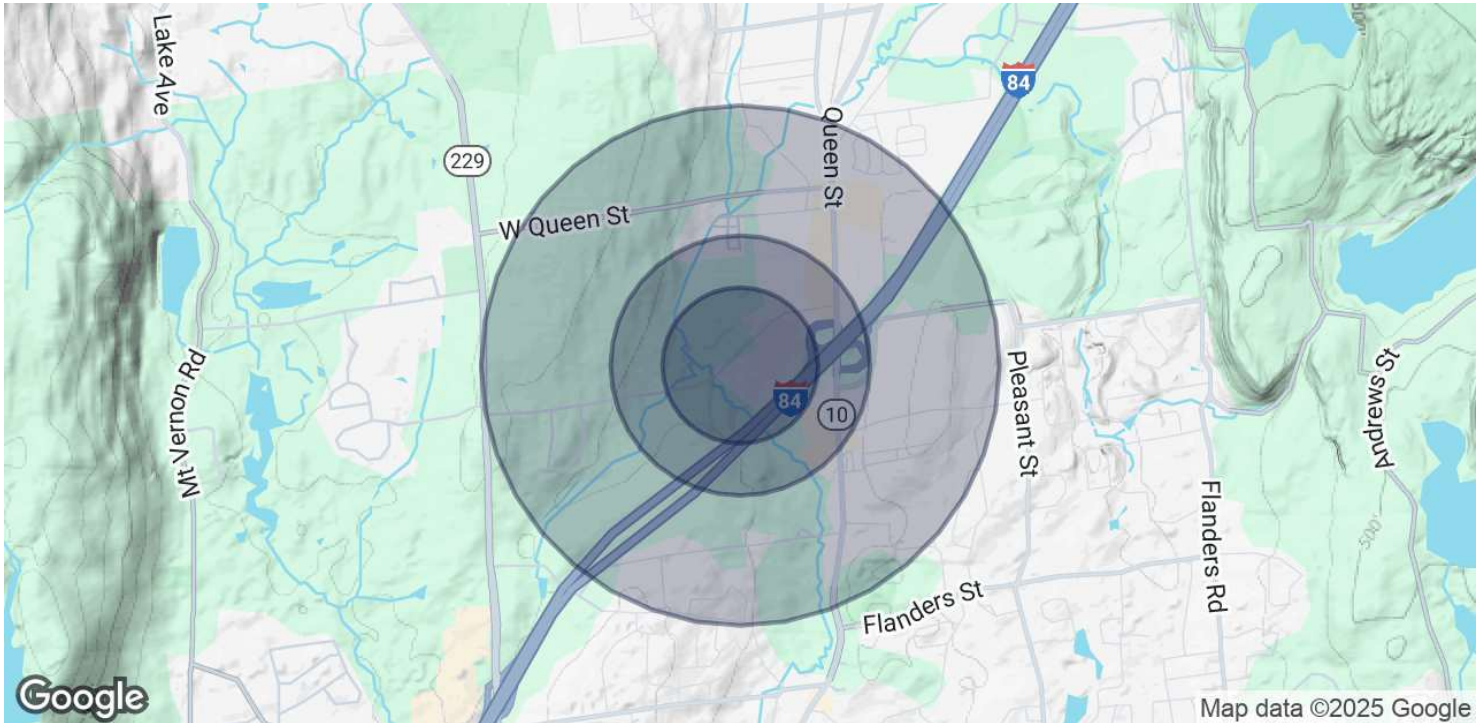




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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	31	232	2,486
Average Age	60	56	48
Average Age (Male)	58	53	46
Average Age (Female)	63	57	50

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	18	123	1,131
# of Persons per HH	1.7	1.9	2.2
Average HH Income	\$96,446	\$109,165	\$128,796
Average House Value	\$355,135	\$401,544	\$444,983

Demographics data derived from AlphaMap

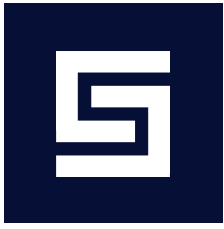
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