

SALE

279 NEW BRITAIN ROAD

279 New Britain Road Berlin, CT 06037



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for sale 259-279 New Britain Road, located in Berlin, CT. This stabilized investment opportunity consists of two buildings on 1.87 acres. The first building is a 2,120 sq. ft. retail building that is currently home to a barber and a bakery. The addition of a drive-thru may be possible and would significantly increase the rental income. Also included is a nearly 28,000 sq. ft. office building. A nice mix of tenants supply a steady stream of income to the owner. Two units are currently available for lease, making this an excellent opportunity for an owner-user.

PROPERTY HIGHLIGHTS

- 2,120 Sq. Ft. Retail Building
- 28,000 Sq. Ft. Office Building
- Plenty of Paved Parking
- Well-Maintained Property
- Retail, Office, and Medical Tenants

OFFERING SUMMARY

Sale Price:	\$2,700,000
Lot Size:	1.87 Acres
Building Size:	30,120 SF
Cap Rate:	8%

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	638	2,501	7,701
Total Population	1,412	6,038	19,072
Average HH Income	\$115,367	\$101,137	\$87,559

Mario Longobucco
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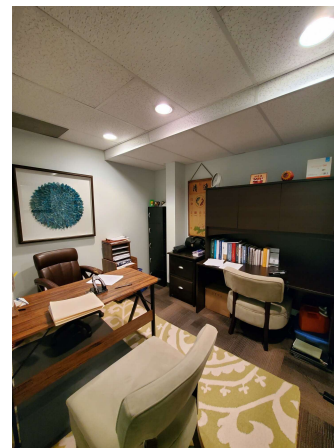
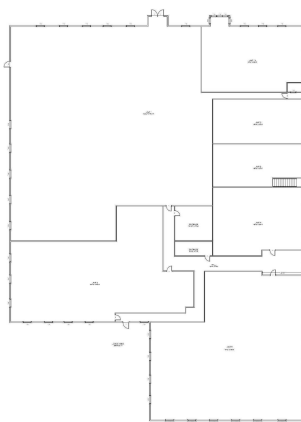
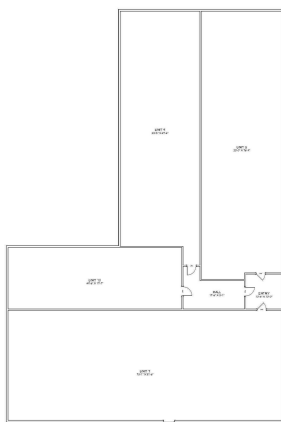
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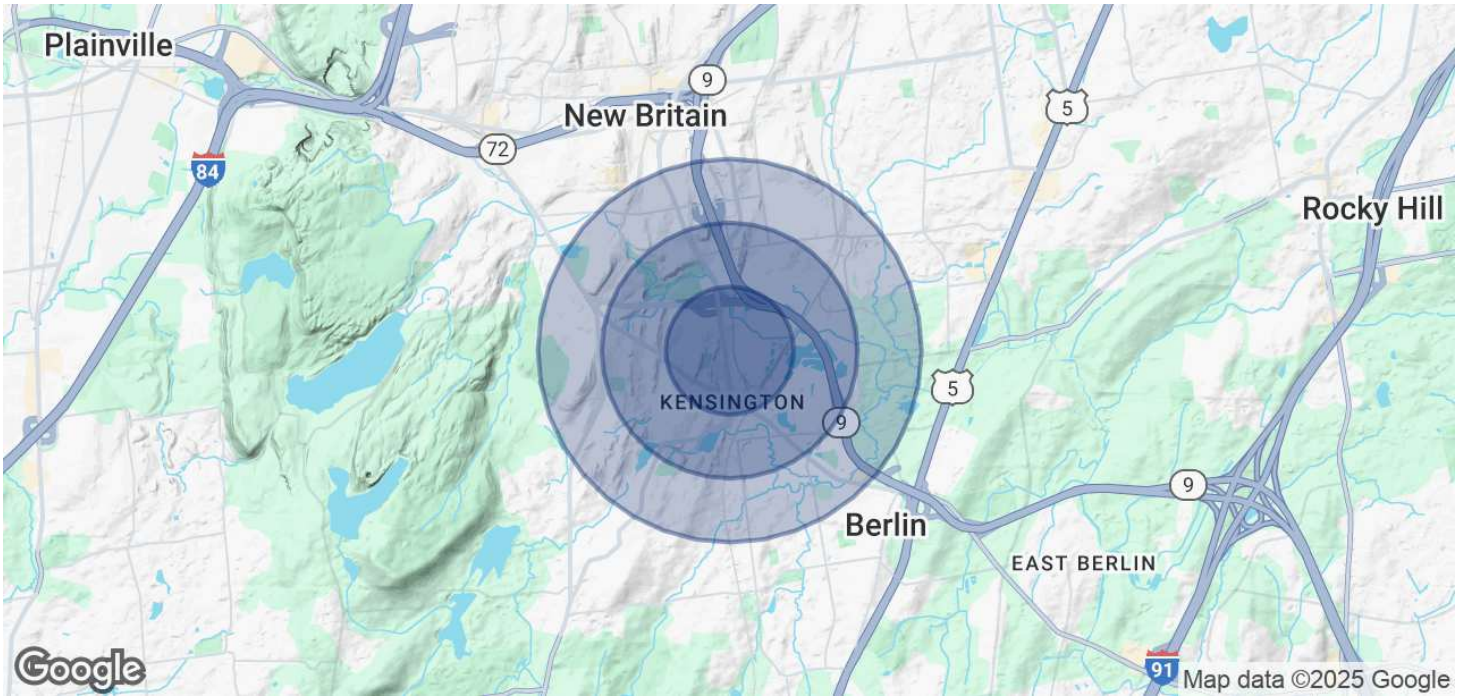
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,412	6,038	19,072
Average Age	45	43	40
Average Age (Male)	43	41	39
Average Age (Female)	46	44	42

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	638	2,501	7,701
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$115,367	\$101,137	\$87,559
Average House Value	\$299,993	\$282,019	\$256,676

Demographics data derived from AlphaMap

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