

FOR SALE

Retail / Residential with Additional Residential Development

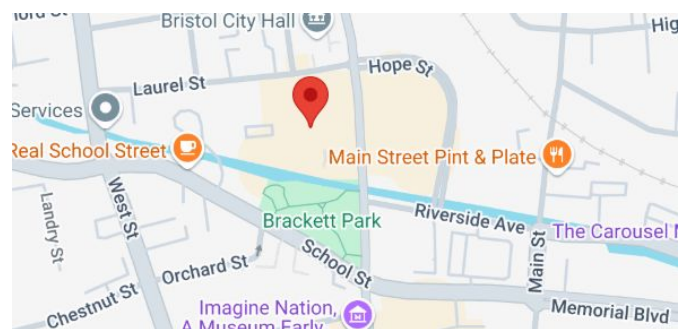
45, 59, & 81 North Main Street Bristol, CT



Mixed Use – Retail & Residential Complex

Price Upon Request

- **43,000 SF +/- Retail & Residential Property For Sale**
- **18 Residential Units all fully leased**
- **Downtown Bristol - Across from new Medical Center**
- **Possible 60 Unit Residential As a Matter Of Right**



Houlihan Lawrence Wareck D'Ostilio
New Haven * Milford * Woodbridge * Branford * Old Saybrook



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Property Information

Total Building SF	43,000 +/- SF
Available SF	6,958, and 2,400 +/- SF
Year Built	1992, 1995, 1997
Ceiling Height	N/A
City Water/Well	City water
City Sewer/Septic	City Sewer
Loading Dock	N/A
Overhead Door	N/A
Construction	Brick Face / Steel
HVAC	Central
Electric	TBD
Column Spacing	N/A
# of Floors	2
Roof	Membrane
Parking	On site / paved lot
Zoning	Commercial
Environmental	NA
Assessment	\$2,981,440
Taxes	TBD
Taxes / SF	N/A

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45-81 North Main Street, Bristol, CT

COMMERCIAL UNIT	TENANT	SQUARE FOOTAGE	MONTHLY	ANNUAL	NNN (TO BE VERIFIED)
45-1	Avalon Smoke Shop	1556	\$ 2,649.00	\$ 31,788.00	3.650%
45-2	Grimbuster Laundry	2300	\$ 3,929.00	\$ 47,148.00	5.395%
45-3	Subway	2025	\$ 2,024.00	\$ 24,288.00	4.750%
59-1	Tata Restaurant	8775	\$ 11,500.00	\$ 138,000.00	20.584%
59-2	Vacant	6958	\$ 10,437.00	\$ 125,244.00	16.322%
59-3/4	House of Fire Church	2700	\$ 3,500.00	\$ 42,000.00	6.333%
81-1	Sabaidee Thai Restaurant	3103	\$ 4,201.00	\$ 50,412.00	7.279%
81-2	Vacant	2400	\$ 3,400.00	\$ 40,800.00	5.630%
TOTALCOMMERCIAL		29817	\$ 41,640.00	\$ 499,680.00	69.943%
CAM REIMBURSEMENT			\$ 80,631.00	\$ 1,678.63	
TOTAL INCL CAM			\$ 157,333.00	\$ 501,358.63	

RESIDENTIAL UNIT	TENANT		MONTHLY	ANNUAL
45-A	Tyeisha Camp		\$ 1,550.00	\$ 18,600.00
45-B	Joseph McDonald		\$ 1,432.00	\$ 17,184.00
45-C	Joseph Jackson		\$ 1,875.00	\$ 22,500.00
45-D	J'Kia Cousar		\$ 1,400.00	\$ 16,800.00
45-E	Wayne Davis		\$ 1,450.00	\$ 17,400.00
45-F	Luis Pagan-Rodriguez		\$ 1,750.00	\$ 21,000.00
45-G	Paul Weiland		\$ 1,350.00	\$ 16,200.00
45-H	Mark Altieri		\$ 1,750.00	\$ 21,000.00
45-J	John Thomas		\$ 1,443.00	\$ 17,316.00
45-K	Luis Torres		\$ 1,450.00	\$ 17,400.00
45-L	Terence Burns		\$ 1,250.00	\$ 15,000.00
45-M	David Harlow		\$ 1,300.00	\$ 15,600.00
45-X	Nick Sandino		\$ 1,359.00	\$ 16,308.00
81-4	Donna Callahan		\$ 1,700.00	\$ 20,400.00
81-5	Jose Solis		\$ 2,475.00	\$ 29,700.00
81-6	Efrain Nieves		\$ 1,900.00	\$ 22,800.00
81-7	David Platt		\$ 2,800.00	\$ 33,600.00
81-5	Bianca Sot		\$ 1,470.00	\$ 17,640.00
TOTAL RESIDENTIAL			\$ 29,704.00	\$ 356,448.00
TOTAL RENT			\$ 71,344.00	\$ 857,806.63

EXPENSES (to be verified)		
	MONTHLY	ANNUAL
Tax	\$ 7,274.92	\$ 87,299.00
Insurance	\$ 1,281.25	\$ 15,375.00
Eversource electric	\$ 1,148.75	\$ 13,785.00
Eversource gas	\$ 104.67	\$ 1,256.00
supplies	\$ 127.67	\$ 1,532.00
Landscaping	\$ 291.67	\$ 3,500.00
Snow plow	\$ 687.50	\$ 8,250.00
Parking lot sweep	\$ 200.00	\$ 2,400.00
	\$ 11,116.42	\$ 133,397.00
NET OPERATING INCOME		\$ 724,409.63

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