

**FOR SALE**

**CONTACT: Ed Godin, SIOR or  
Michael Grieder**  
Email: [Egodinpb@gmail.com](mailto:Egodinpb@gmail.com)  
[Mgrieder.gpb@gmail.com](mailto:Mgrieder.gpb@gmail.com)  
850 Straits Turnpike Suite 204  
Middlebury, CT 06762  
[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)



**1660 Stafford Ave  
Bristol, CT 06010**

**Redevelopment Opportunity  
Former Skilled Nursing Facility in  
Growing CT Central Market  
Existing Infrastructure & Layout Lends  
to Multiple Adaptive Reuses  
Offered at \$ 1,595,000.00**

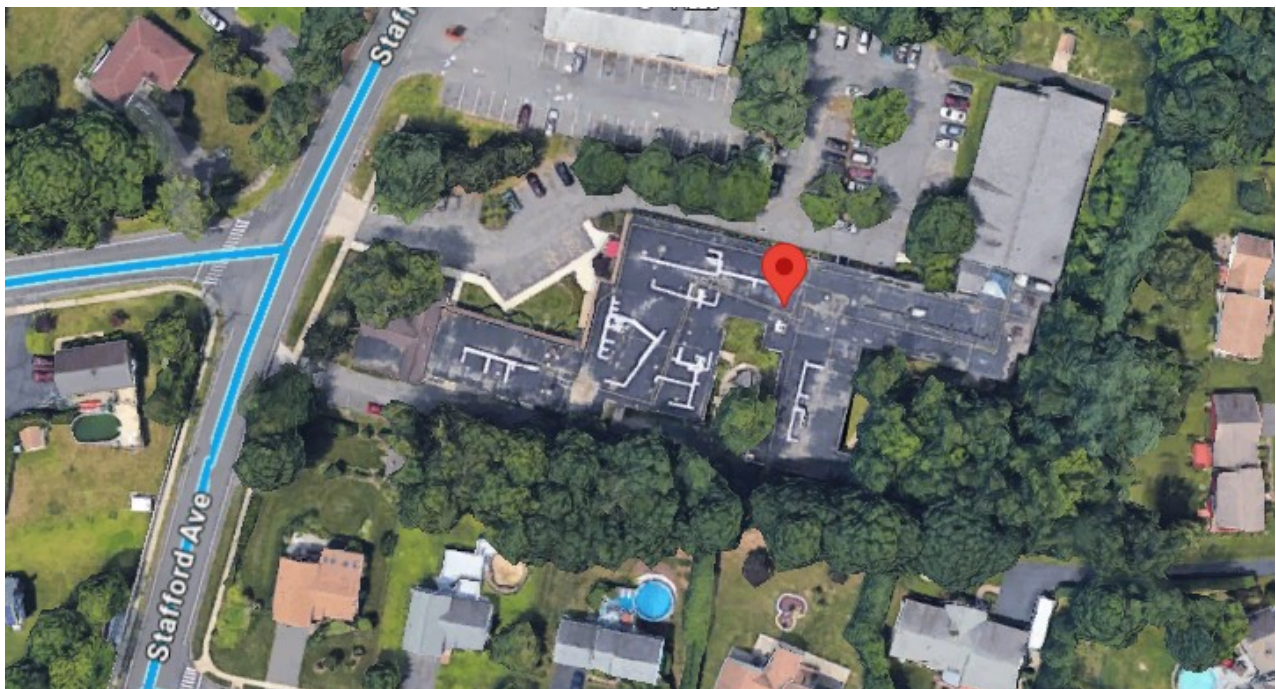


All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.



# PROPERTY DATA FORM

PROPERTY ADDRESS		1660 Stafford Ave	
CITY, STATE		Bristol, CT 06010	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	41,321 +/-	Air Conditioning	Yes - Wet
Number of floors	3	Type of Heat	FHA
Avail S/F	41,321 +/-		
Office Space		<b>OTHER</b>	
Drive in Doors		Acres	2.74
Ext. Construction	Stucco	Zoning	R-15
Ceiling Height	10'	Parking	On-site
Roof	Flat/Rubber	State Route / Distance To...	
Date Built	1988	<b>TAXES</b>	
		Assessment	\$2,037,630.00
<b>UTILITIES</b>	<b>Tenant/Buyer to Verify</b>	Appraisal	\$2,910,900.00
Sewer	City	Mill Rate	33.75
Water	City	Taxes	\$68,770.02
Gas/Oil	Oil	<b>TERMS</b>	
Electrical		Sale	\$1,595,000.00



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.



# City of Bristol, Connecticut Assessment Parcel Map

MBL: 50-28B-1\_0037621

Account #: 0037621

Address: 1660 STAFFORD AVE



Approximate Scale: 1 inch = 100 feet

Map Produced May 2025



Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The City of Bristol and its mapping contractors assume no legal responsibility for the information contained herein.



STAFFORD AVENUE



2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000
2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853																																																																																																																																																			

1. The first step in the process is to identify the problem. This involves gathering information about the situation and the people involved. It is important to understand the context and the history of the problem.

2. The second step is to analyze the problem. This involves breaking the problem down into smaller parts and identifying the causes. It is important to understand the underlying factors that are contributing to the problem.

3. The third step is to develop a plan. This involves identifying the goals and objectives of the intervention and determining the steps that need to be taken to achieve them. It is important to have a clear and realistic plan that takes into account the resources available.

4. The fourth step is to implement the plan. This involves putting the plan into action and monitoring the progress. It is important to be flexible and responsive to changes in the situation.

5. The fifth step is to evaluate the results. This involves assessing the effectiveness of the intervention and identifying areas for improvement. It is important to have a system in place to collect and analyze data.

6. The sixth step is to disseminate the findings. This involves sharing the results of the intervention with the relevant stakeholders. It is important to communicate the findings in a clear and concise manner.

7. The seventh step is to sustain the results. This involves putting the findings into practice and ensuring that the results are maintained over time. It is important to have a plan in place to monitor and evaluate the results.

8. The eighth step is to reflect on the process. This involves thinking about what worked and what didn't and using this information to improve future interventions. It is important to have a reflective practice that allows for continuous learning and improvement.

9. The ninth step is to collaborate with others. This involves working with other professionals and organizations to address the problem. It is important to have a collaborative approach that involves sharing resources and expertise.

10. The tenth step is to be patient. This involves understanding that change takes time and being patient with the process. It is important to have a long-term perspective and to be committed to the process.

[illegible]